



69 Brading Road, Brighton, BN2 3PE

Offers over £500,000 Freehold

This GENEROUSLY SIZED 3/4 bedroom home presents an exciting opportunity for modernisation and personalisation. Ideally located between Elm Grove and Hartington Road, it is close to POPULAR local schools, shops and convenient bus routes. With a flexible layout and excellent scope for improvement, the property has the potential to become a truly stunning family home. Highlights include a LARGE KITCHEN/BREAKFAST ROOM, a west-facing rear garden and a versatile ground floor room that could be used as a fourth bedroom or dining room. There is also potential to extend, subject to the necessary consents. Offered CHAIN FREE and exclusively through Maslen Estate Agents, this is a fantastic opportunity in a highly SOUGHT AFTER AREA. Energy Rating: D67 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wall mounted fuse board, electric meter, radiator, wall mounted heating thermostat, 2 x understairs storage cupboards, wall mounted gas meter, stairs rising to first floor, doors to all rooms.

Lounge

Double glazed windows to front, radiator, disconnected gas fire, tiled hearth, ceiling rose, picture rail.

Dining Room/Bedroom

Double glazed window to rear, radiator, storage cupboard, space for table & chairs, ceiling rose.

Kitchen/Breakfast Room

Range of wall & base units with square & roll edged work surfaces over, inset stainless steel sink unit & drainer with mixer tap, space for cooker, space & plumbing for washing machine, space for tall fridge/freezer, wall mounted combi boiler, radiator, space for table & chairs, 2 x double glazed windows to rear & side, double glazed door to rear garden.

First Floor Landing

Hatch to loft space, storage cupboard, radiator, doors to:

Bedroom

Double glazed window to rear, radiator, built in wardrobes, shower cubicle with mains plumbed shower.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, radiator, double glazed window to side with privacy glass, tiled walls.

Bedroom

Double glazed window to rear, radiator, storage cupboard.

Bedroom

Double glazed window to front, 2 x radiators, feature fireplace, ceiling rose.

Outside

Front Garden

Pathway/stairs to front door, mature plants & trees.

Rear Garden

West facing L shaped rear garden with mature plants & trees, space for table & chairs, storage cupboard housing outside toilet.

Total approx floor area

104.3 sq.m. (1122.2 sq.ft.)

Parking zone S

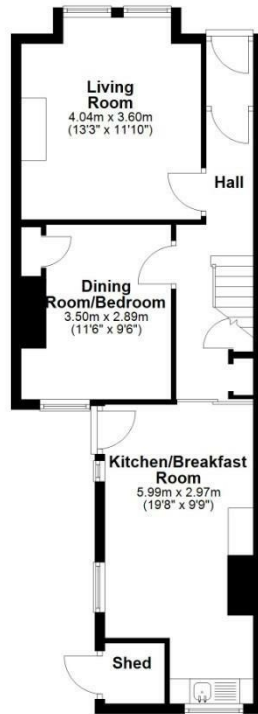
Council tax band C

V1





Ground Floor



First Floor

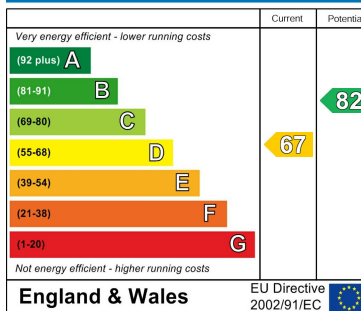
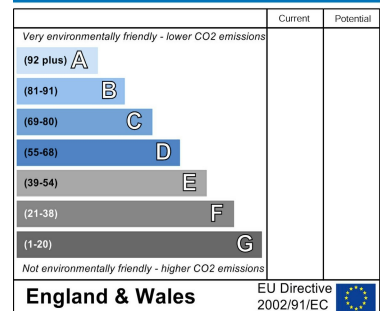


Total area: approx. 104.3 sq. metres (1122.2 sq. feet)

Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Brading Road

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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