

£630,000 Freehold



138 Crescent Drive North,
Brighton, BN2 6SF



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Situated in this SOUGHT AFTER road in Woodingdean, this beautifully presented four bedroom bungalow offers an exceptional living experience. As you enter, you will be greeted by SPACIOUS living areas that are perfect for both relaxation & entertaining. The well designed layout ensures that each room is filled with natural light, enhancing the overall warmth & comfort of the home. The FOUR GENEROUSLY SIZED bedrooms provide ample space for family living or guests, making it an ideal choice for those seeking a family home. In addition to it's impressive interior, this property features a driveway providing OFF ROAD PARKING for multiple vehicles. The POPULAR residential location further adds to the appeal, with local amenities, schools, and parks within easy reach, making it a perfect setting. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents



Front door to:

Hallway

Radiator, doors to all rooms, hatch to loft space, built in cupboard housing boiler, heating thermostat, recessed spotlights.

Bedroom

Window to front with fitted wooden shutters, recessed spotlights, radiator, opening to:

Dressing Area

Range of built in wardrobes with hanging rail, shelving & drawers, wood effect flooring, door to:

En-Suite Shower Room

Low level close coupled WC with push button flush, corner shower cubicle with electric shower, pedestal wash hand basin with mixer tap, ladder style heated towel rail, window with frosted glass.

Cloakroom

Low level close coupled WC with push button flush, wash hand basin with hot & cold taps & vanity storage below, window with frosted glass.

Bathroom

Pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, mains fed shower over with shower screen, radiator, window with frosted glass.

Bedroom

Window to front with fitted wooden shutters, radiator, recessed spotlights, built in wardrobe with sliding doors with hanging rail & shelving.

Bedroom

Window to front with fitted wooden shutters, radiator, recessed spotlights, wall mounted fuses, built in wardrobe with hanging rail & shelving.

Bedroom

Window to rear, radiator, recessed spotlights, built in wardrobe with hanging rail & shelving.

Lounge

2 x radiators, window to side, recessed spotlights, remote operated roof window, French doors to rear with floor to ceiling windows to side.

Kitchen/Dining Room

Kitchen Area

Range of wall & base units with work surfaces over, built in oven with 4 ring inset electric hob with extractor/filter over, stainless steel splashback, space for fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel 1.5 bowl sink drainer unit with mixer tap, window to side, breakfast bar with seating for two, tall cupboard housing shelving, door to rear garden, recessed spotlights, wood effect flooring.

Dining Area

Radiator, recessed spotlights, window to rear, French doors to rear garden.

Outside

Front Garden

Laid to block paving offering off road parking with raised flower borders stocked with mature shrubs & trees.

Rear Garden

A pretty Westerly facing rear garden, with patio seating area & shingle path, stepping stones leading to two further brick paved seating areas. The garden is laid to flower beds which are stocked with a variety of plants, shrubs & trees, there are two steps up to a lawned area. At the end of the garden, there is a vegetable patch with a Greenhouse. To the far right of the garden there are railway sleeper style steps leading to a seating area with a pergola.

Total approx floor area

128.8 sq.m. (1386 sq.ft.)

Council tax band D

V1







GROUND FLOOR
128.8 sq.m. (1386 sq.ft.) approx.



TOTAL FLOOR AREA: 128.8 sq.m. (1386 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, balconies 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.
Made with Metaphor 11/2021

IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

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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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