



32 Crayford Road, Brighton, BN2 4DQ

£425,000 Freehold

This RECENTLY REFURBISHED 3 bedroom bay fronted house, situated on a POPULAR residential street, offers a fantastic opportunity for buyers looking for a wonderful family home. The property boasts; a SPACIOUS Kitchen/Breakfast Room, MODERN downstairs shower room, PRETTY VIEWS over Brighton & a sunny SOUTH FACING REAR GARDEN that's perfect for relaxing or entertaining. Located close to local amenities, schools & transport links into the city centre, this location blends convenience with a welcoming community feel. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Front door to:

Hallway

Stairs rising to first floor, understairs storage cupboards, recessed spotlights, thermally treated solid oak flooring, doors to all rooms.

Lounge

Bay window to front, radiator, recessed spotlights, feature fireplace, wall mounted heating thermostat, thermally treated solid oak flooring.

Utility Room

Thermally treated solid oak flooring, radiator, built in storage cupboard, further built in cupboard housing space & plumbing for washing machine & tumble dryer, door to rear garden, door to shower room.

Shower Room

WC with concealed cistern & push button flush, wash hand basin with mixer tap, wall mounted shower unit, wall mounted extractor fan, ladder style heated towel rail, tiled floor.

Kitchen/Breakfast Room

Range of wall, base & drawer units with square edged work surfaces over, inset 1.5 bowl sink unit with mixer tap, inset hob with extractor over, integrated oven below, integrated dishwasher, integrated fridge, integrated freezer, integrated microwave, space for table & chairs, radiator, recessed spotlights, thermally treated solid oak flooring, window to rear overlooking garden.

First Floor Landing

Hatch to loft space, recessed spotlights, doors to all rooms.

Bedroom

Window to front, radiator, wood effect flooring.

Bedroom

Bay window to front, radiator, range of built in wardrobes,.

Bedroom

Window to rear with views over Brighton, radiator, range of built in wardrobes.

Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, further hand held shower attachment, part tiled walls, tiled floor, ladder style heated towel rail, recessed spotlights, window to rear with privacy glass.

Outside

Rear Garden

Mainly laid to lawn, patio seating area, enclosed by mature hedging & timber fencing, timber shed.

Total approx floor area

81.8 sq.m. (880.7 sq.ft.)

Council tax band C

Parking zone U

V1

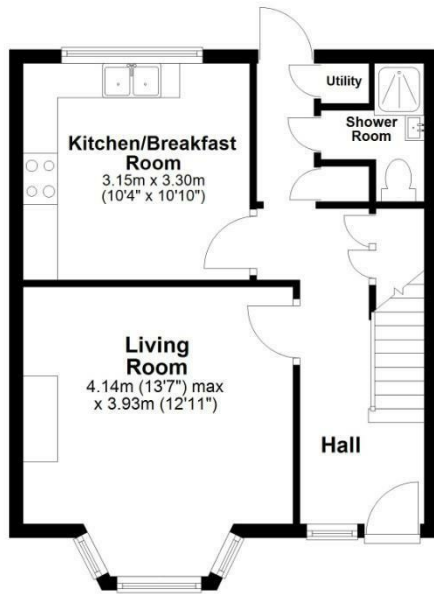
What the owner says:

"We have truly loved living in this home - it's been a place of comfort, joy and treasured memories. It has always felt homely, whether that be a rainy weekend in winter with the fire on, or in the summer hosting friends in the garden. It has been the perfect blend of our retreat and a social hub. With everything so close and feeling part of the city it's nice to have such a peaceful space that was ours alone."

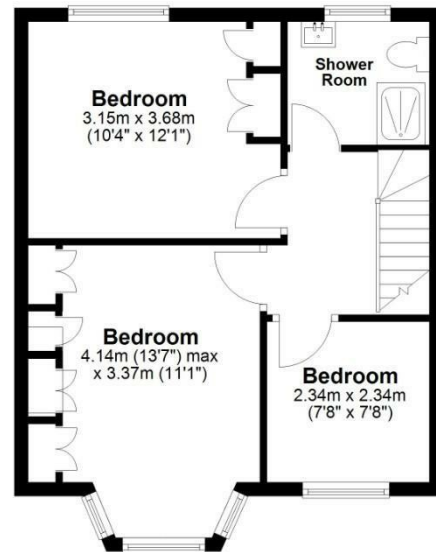




Ground Floor



First Floor



Total area: approx. 81.8 sq. metres (880.7 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. Plan produced using PlanUp.

Crayford Road

IMPORTANT

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.