



96 Pankhurst Avenue, Brighton, BN2 9YN

£450,000 Freehold

A BEAUTIFULLY PRESENTED 3 bedroom, EXTENDED, SEMI-DETACHED HOUSE with an impressive SOUTHERLY ASPECT LANDSCAPED REAR GARDEN. The property has a FANTASTIC FULL-WIDTH Kitchen/Breakfast Room, a VAULTED CEILING TO THE EXTENDED LOUNGE with BI-FOLD DOORS overlooking and leading to the terrace, a stylish bathroom, double glazed windows, gas heating, POLISHED FLOORBOARDS and EXPOSED BRICKWORK. Located in a popular residential area close to ST LUKES'S SCHOOL. Viewings are highly recommended. Exclusive to Maslen Estate Agents. Energy Rating: C70

Front door to:

Hallway

Polished floorboards, doors to the kitchen/breakfast room, the extended lounge and the bathroom, stairs to the first floor, radiator.

Lounge

A stunning, extended living space, with grey bi-fold doors, overlooking and leading to the landscaped rear garden. Vaulted ceiling, with 'Velux' roof windows, feature exposed brick chimney-breast, polished floorboards, radiator, spotlights.

Kitchen/Breakfast Room

A fantastic full-width kitchen/breakfast room. Contemporary kitchen comprising range of wall, base, and drawer units with wooden work surfaces over. Inset butler sink, space for appliances, fitted fridge/freezer, part metro tiled walls and flagstone tile floor, spotlights, breakfast area, three double glazed windows.

Bathroom

An impressive bathroom. White suite comprising panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low-level close-coupled W/C, double glazed window with frosted glass, vaulted ceiling with large 'Velux' roof window, large built-in cupboard with space and plumbing for a washing machine. Chrome upright towel rail/radiator, part tiled walls, tile floors, spotlights.

First Floor Landing

Doors to the three bedrooms, hatch to the loft space, double glazed window to the side.

Bedroom

Beautifully presented double bedroom, two double glazed windows to the rear, overlooking the garden, painted floorboards, radiator, built-in storage.

Bedroom

Double bedroom with double glazed window to the front, radiator.

Bedroom

Double glazed window to the front, radiator.

Outside

Front Garden

Smart formal front garden. Fenced and walled boundaries, pathway to the front door.

Rear Garden

A beautiful, landscaped southerly aspect rear garden. Terrace and lawned areas, railway sleep retaining walls, fenced boundaries, side access, mature plants.

Total approx floor area:

86.4 sq.m. (929.8 sq.ft.)

Parking zone S

Council tax band B

V1

What the owner says:

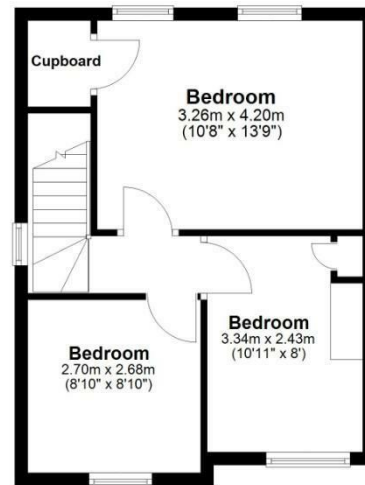
"We have loved living in our home for the past five years and we will truly miss living on Pankhurst Avenue. Our street is quiet and we are very confident that you won't find friendlier neighbours in the whole of Brighton! Living in this location gives you easy access to the sea, town, Queen's Park and the racecourse. The latter providing outstanding views of the sea and surrounding countryside. The house itself is without fault and this property would be perfect for someone who wants to add their own personal touches to it. Our children have loved playing in our warm, south facing garden and we have particularly enjoyed entertaining in the light and airy living room. We will truly miss living here and, if it weren't for our decision to relocate, we would definitely have stayed."



Ground Floor



First Floor



Total area: approx. 86.4 sq. metres (929.8 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.

Pankhurst Avenue

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	84

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

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

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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