



## 60 Kipling Avenue, Brighton, BN2 6UE

£350,000 Freehold

A TASTEFULLY PRESENTED 2 double bedroom end of terrace house situated in a POPULAR & CONVENIENT residential location that is on a bus route, close to local shops & popular schools. Other features & highlights include front & rear gardens, a MODERN fitted kitchen, GARAGE & PRIVATE DRIVEWAY. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

## Entrance Hall

Stairs to first floor, radiator, window to front, understairs storage, doors to all rooms, wall mounted thermostat.

## Lounge

Window to front, feature fireplace, radiator, window to rear.

## Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl sink unit with mixer tap, space & plumbing for washing machine, integrated oven with 4 ring hob over extractor above, door to rear, window to rear, wall mounted 'Ideal' boiler, space for fridge freezer, part tiled walls, wood effect flooring.

## First Floor Landing

Doors to all rooms, radiator, hatch to loft space.

## Bedroom

Window to front, radiator, built in cupboard.

## Bedroom

Window to rear, radiator, built in cupboard.

## Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower unit over, part tiled walls, ladder style heated towel rail, laminate floor, window to rear with privacy glass.

## Outside

### Front Garden

Laid to lawn with path to front door, side access to rear garden, flower border to side.

### Rear Garden

Patio with section laid to artificial lawn, door to garage, gate to side & gate to rear, enclosed by timber fencing.

## Garage

Up & over door, power & lighting, 2 x windows to rear, off road parking space outside.

## Total approx floor area

63.2 sq.m. (680.4 sq.ft.)

## Council tax band C

## V1

### What the owner says:

*"This has been my home for 18yrs, I moved down from London and wanted somewhere with easy access to main travel routes, the sea, a town but also quiet and able to park outside my house rather than searching for spaces after finishing my shift work.*

*2 miles walk to the seafront, 1/2 mile to the Sussex downs and a 10 min car / bus journey to Brighton city centre - the perfect location.*

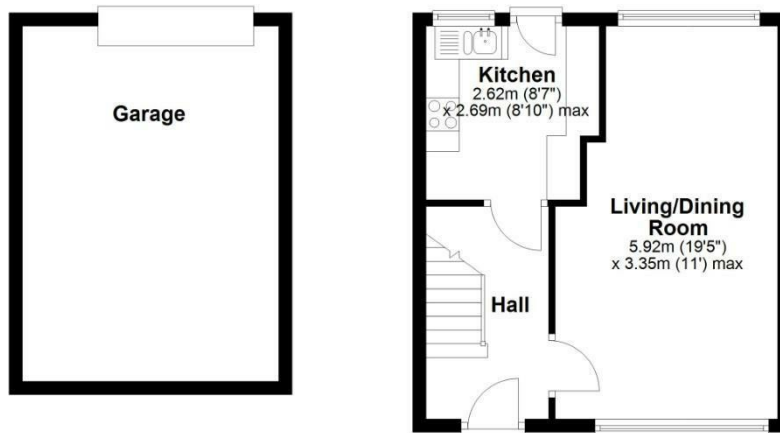
*It's so peaceful and I find nothing more relaxing than the afternoon sun in the back garden watching the birds feeding and bathing, also have a local hedgehog that tends to wander in regularly !*

*I have always felt safe whatever time I return from work and it's a lovely community. A mixture of young professional couples, couples with children and those of us in our 40's /50's.*

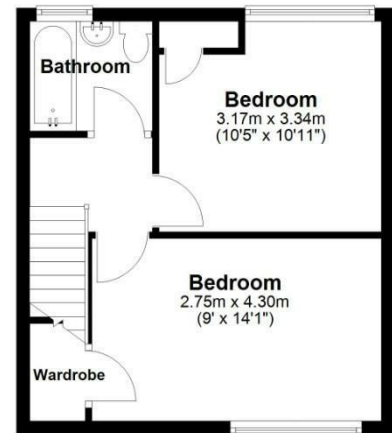
*I had visions that this was my forever home, a side and back extension and making it a large family home but life got in the way, things happen and priorities change. I will really miss living in my peaceful haven but now looking to downsize."*



## Ground Floor



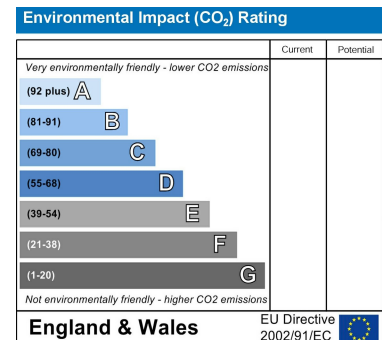
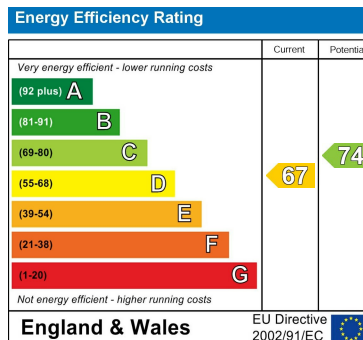
## First Floor



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

Garage not included in 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 misstatement. 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.

## Kipling Avenue



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### 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.

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