



## 13 Widdicombe Way, Brighton, BN2 4TH

£360,000 Freehold

This 3 bedroom end of terraced house is situated in a POPULAR residential area, close to local shops, amenities and has easy access to the A27. In need of some updating, this property has excellent potential to be a fantastic family home with generously proportioned rooms. Some of the standout features of this property are the; GOOD SIZED REAR GARDEN, gas central heating & bay-fronted lounge. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D68  
Exclusive to Maslen Estate Agents

Front door to:

**Hallway**

Double radiator, coat hooks, wall mounted 'Honeywell' thermostat, under stair storage cupboards housing electric meter, laminate flooring, doors to:

**Lounge**

Double glazed bay window to front, double radiator, laminate flooring.

**Dining Room**

Double glazed windows to rear and double glazed patio door to rear garden, double radiator.

**Kitchen**

Range of wall and base units with roll edged work surface over inset stainless steel sink and drainer, space for cooker & extractor over, space and plumbing for washing machine, space for fridge/freezer, wall mounted 'baxi' boiler, radiator, windows and door to rear garden.

**First Floor Landing**

Hatch to loft, doors to:

**Bathroom**

White suite comprising panelled bath with mixer tap and 'triton' electric shower over, vanity style hand basin with mixer tap and cupboard underneath, WC with dual flush, chrome heated towel rail, part tiled walls, vinyl flooring, double glazed window to rear with privacy glass.

**Bedroom**

Double glazed bay window to front, radiator, X2 build in wardrobes with storage cupboards over.

**Bedroom**

Double glazed window to front, radiator.

**Bedroom**

Double glazed windows to rear, radiator, built in wardrobe housing hot water cylinder.

**Outside**

**Front Garden**

Lawned front garden with side gate to rear, pathway to front door.

**Rear Garden**

Lawned rear garden with fenced boundaries, outside tap.

**Total approx floor area**

82.1 sq.m. (883.71 sq.ft.)

**Parking zone D**

On event days

**Council tax band C**

**V1**

*What the owner says:*

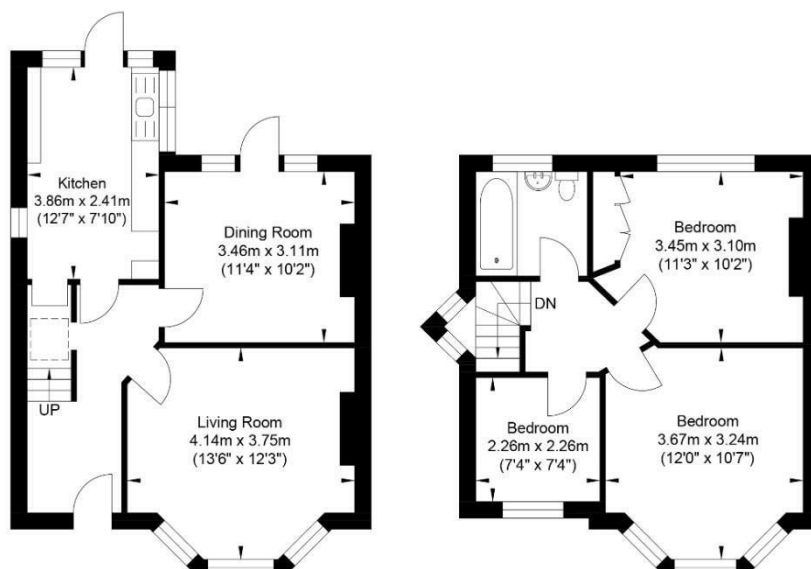
*"I was immediately drawn to this house because it felt like a home with a great story waiting to be told. The classic bay window in the lounge and the layout that flows right out to the garden just made it feel so inviting. While I haven't had the chance to live there myself, I could easily picture those perfect moments—morning light streaming into the lounge, doors open to the garden on a warm day, and friends and family gathered in the dining room. It's a home that offers a quiet, relaxed lifestyle while still being connected to the heart of Brighton."*







# Widdicombe Way



Ground Floor  
Approximate Floor Area  
467.69 sq ft  
(43.45 sq m)

First Floor  
Approximate Floor Area  
416.02 sq ft  
(38.65 sq m)

Approximate Gross Internal Area = 82.1 sq m / 883.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.

## 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	75

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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.