



55 Ryde Road, Brighton, BN2 3EG

£650,000 Freehold

Stylish 4 bedroom period family home which has been beautifully extended & renovated. Situated in this SOUGHT AFTER location adjacent to Elm Grove, other features include; STUNNING OPEN PLAN kitchen/dining/family room with triple sliding doors leading to the westerly facing rear garden, separate lounge, en-suite to master bedroom & further MODERN fitted family bathroom/W.C. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents.

Front door leading to:

Entrance Hall

Central heating radiator, stripped wood floorboards, dado rail, understairs storage cupboards, stairs rising to first floor, stripped wood door leading to:

Lounge

Continuation of stripped wood floorboards, central heating radiator, fireplace with inset woodburner, wooden surround & mantle, picture rail, shelving built into chimney breast recess, sash bay window to front.

Kitchen/Dining/Family Room

Kitchen Area

Contemporary fitted kitchen comprising a range of white gloss & soft closing wall, base & drawer units with composite stone work surfaces over, inset 1.5 bowl sink unit with mixer tap, inset 5 burner gas hob, fitted eye level electric double oven, space & plumbing for washing machine, space for further appliances, space for American style fridge/freezer, fitted cast iron oven with slate hearth, 2 x contemporary upright central heating radiator, part tiled walls, stripped & varnished wooden floorboards.

Dining/Family Area

Continuation of stripped & varnished floorboards, feature exposed brick wall & skylight windows, large westerly facing triple sliding double glazed doors to rear leading to rear garden.

Split Level First Floor Landing

Stairs rising to second floor, stripped wood door leading to:

Bedroom

Central heating radiator, stripped wood floorboards, cast iron feature fireplace & surround with tiled hearth, picture rail, built in double wardrobe with hanging rail & further cupboards above, sash bay window to front.

Bedroom

Central heating radiator, stripped wood floorboards, picture rail, cast iron feature fireplace & surround with tiled hearth, range of built in shelving, built in double wardrobe with hanging rail & further cupboards above, westerly facing uPVC double glazed window to rear, stripped wood door.

Bedroom

Central heating radiator, stripped wood floorboards, range of built in shelving, cupboard housing boiler, westerly facing uPVC double glazed window to rear, stripped wood door.

Family Bathroom/W.C.

Comprising tile panelled bath with central mixer tap, thermostatically controlled rainwater style unit & shower screen over, double vanity unit with inset wash hand basin with waterfall style mixer tap, low level close coupled push button W.C., ladder style heated towel rail, fully tiled walls, window with frosted glass to front, stripped wood door.

Second Floor Landing

Solid wood flooring, built in storage cupboard, velux window to rear, further skylight window, sliding door leading to:

Bedroom

Continuation of solid wood flooring, contemporary upright central heating radiator, built in double wardrobe with sliding doors housing hanging rail & shelves, westerly facing double glazed sliding doors to rear opening onto Juliet balcony & overlooking rear garden, skylight windows, sliding door to:

En-Suite Bathroom/W.C.

Comprising panelled bath with central mixer tap & hand held shower attachment, separate tiled shower cubicle with thermostatically controlled rainwater style shower unit & folding door, low level close coupled push button W.C., vanity cupboards with inset wash hand basin with mixer tap, ladder style heated towel rail, fully tiled walls & floor, eave storage cupboard, 2 x velux windows to front.

Outside

Front Garden

Wall enclosed front garden.

Rear Garden

Attractive westerly facing rear garden.

Total approx floor area

1207 sq.ft. (112.2 sq.m.)

Council tax band C

Parking zone S

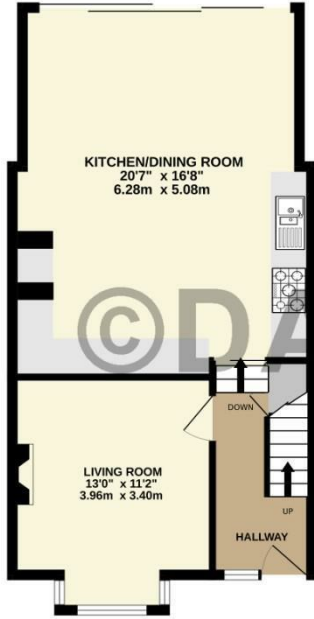
V 2

What the owner says:

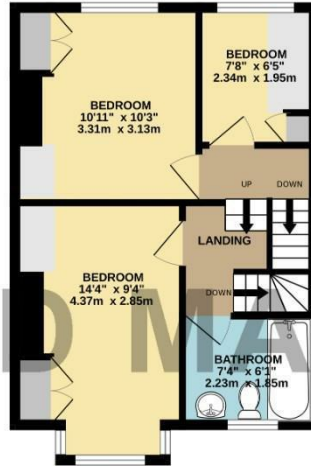
"We bought this house almost 14 years ago as a home for our young family and have loved every minute of living here. The children are much bigger now, so it is time for a change. The house is warm and welcoming, a great place to relax or entertain. The kitchen extension is gorgeous all year round, snuggling in front of the stove during the Winter or opening the doors right up in the Summer is a joy. Our neighbours are all fantastic and the street has a real family feel. You are a twenty minute walk from Brighton city centre, so it is a perfect location too."



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

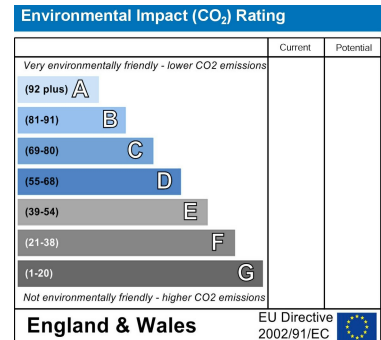
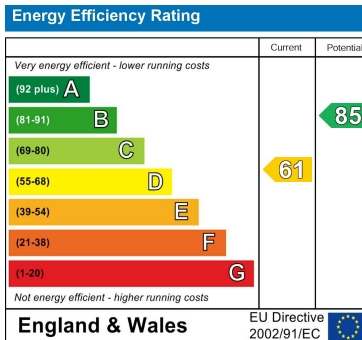


2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024



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.



OFFICES THROUGHOUT THE CITY

LEWES ROAD

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

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
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.