

Price £650,000 Freehold



35B Crescent Drive North,
Brighton, BN2 6SP



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A Newly built home with stunning VIEWS to THE SEA & DOWNS. This substantial property offers good size rooms arranged over 3 floors. LOUNGE/DINING room with doors opening to the garden and a KITCHEN/BREAKFAST ROOM with a SOUTH FACING TERRACE enjoying the views. There are 2 EN-SUITES as well as a CLOAKROOM. Ground Floor office/bedroom, Games room and Utility Room. VIEWING IS ESSENTIAL to fully appreciate the light and airy accommodation. NO ONWARD CHAIN



Composite front door with 4 small panels of frosted glass, leading to:

Hallway

Range of built-in cupboards - one housing 'Ideal' boiler, one housing electric fuses, one with double doors which is ideal for cloaks/shoes, radiator, stairs to first floor, cupboard under stairs housing water pressure pump.

Utility Room

Tiled floor, stainless steel single drainer sink unit with mixer tap, cupboards below and above.

Study/Games Area/Storage

Radiator.

Bedroom

uPVC double glazed windows to front, radiator, door to:

En Suite Shower Room

Shower with sliding doors and mains fed shower, vanity unit with wash hand basin, mixer tap, low level close coupled WC. Tiled walls, tiled floor.

First Floor Landing

uPVC double glazed window to side with opaque glass, uPVC double glazed window to front with views over rooftops to the sea, stairs to second floor, radiator,

Living Room

uPVC doors & full height windows either side and leading to garden, two radiators, double doors leading to:

Kitchen/Breakfast Room

Kitchen Area: Range of wall & base units, pull out drawer unit housing bin/recycling bin, integral dishwasher, built in hob with light and extractor/filter over, built in 'AEG' double oven, built in 'Lamona' fridge & freezer.
Breakfast area: Space for table & chairs, uPVC double glazed sliding doors to large balcony with amazing views over Woodingdean to the sea.

Cloakroom

Low level close coupled WC, vanity unit with wash hand basin with mixer tap, ladder style heated towel rail, tiled floor.

Second Floor Landing

uPVC double glazed window with opaque glass, built in cupboard. Doors to bedrooms

Bedroom

uPVC double glazed window to rear overlooking garden, radiator.

Bedroom

uPVC double glazed window to rear overlooking garden, radiator.

Family Bathroom

Bath with mixer tap, vanity unit/wash hand basin with mixer tap, low level close coupled WC, shower cubicle with mains fed shower, tiled floor, part tiled walls, double glazed Velux window, ladder style heated towel rail, built in cupboard.

Master Bedroom

uPVC double glazed full height windows and uPVC double glazed sliding doors with opaque glass Juliet balcony, amazing views over Woodingdean to the sea and Downs. Door to:

En Suite Shower Room

Shower cubicle with glass panel & glass sliding doors, mains fed shower, tiled ceiling, ceiling mounted extractor, tiled floor, uPVC double glazed Velux window, ladder style heated towel rail.

Outside

Front

Off road parking to front of property.

Rear Garden

A charming landscaped, tiered rear garden with steps and railway style sleepers.

Total approx floor area

195.7 sq/m (2,106 sq.ft)

V2







GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.

2ND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

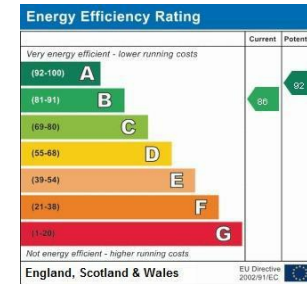


TOTAL FLOOR AREA: 2106 sq.ft. (195.7 sq.m.) approx.

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IMPORTANT

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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



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