



12 Alan Way Brighton BN2 5PF

Asking Price of £400,000

- TWO/THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM/BEDROOM 3

- CLOAKROOM
- FRONT AND REAR GARDENS
- DISTANT SEA VIEW
- NON ONWARD CHAIN

Whitlock and Heaps bring to market this semi detached property that offers versatile two/three bedroom accommodation with a spacious kitchen/breakfast room and separate living room. There are front and rear gardens with the additional benefit of a garage and far reaching views to the front of the house. Being sold with no onward chain. Situated in this convenient location.

ENTRANCE HALL UPVC double glazed window, radiator, understairs cupboard.

CLOAKROOM Comprising low level w.c, wash hand basin, radiator, UPVC double glazed window.

KITCHEN/BREAKFAST ROOM Double aspect and incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob with concealed extractor over, electric oven, appliance space, tiled floor, UPVC double glazed windows and door to garden.

LIVING ROOM Electric fire with surround, radiator, UPVC double glazed window.

DINING ROOM/BEDROOM 3 UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 UPVC double glazed window, two large fitted cupboards, range of fitted wardrobes, radiator.

BEDROOM 2 Double aspect with two UPVC double glazed windows, radiator.

BATHROOM Comprising panelled bath, separate walk in shower, pedestal wash hand basin, low level w.c, part tiled walls, UPVC double glazed window, radiator.

OUTSIDE

FRONT GARDEN Lawned.

REAR GARDEN Patio area, mainly laid to lawn.

GARAGE

Freehold

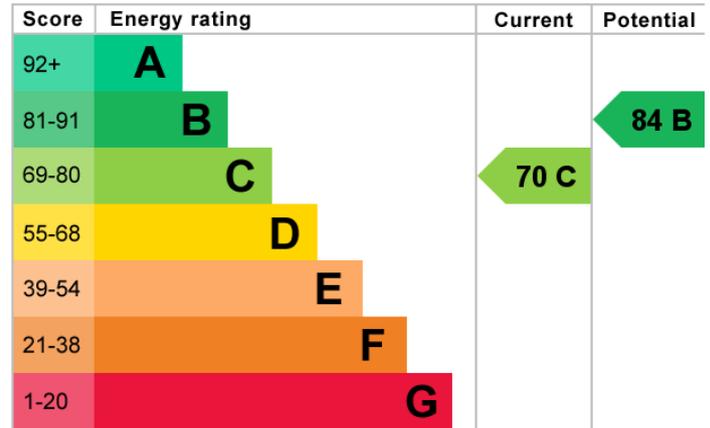
Council Tax band D as listed on the gov.uk website.

ALAN WAY

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
120.5 sq m / 1297 sq ft

INCLUDING LIMITED USE AREA OF
16.6 sq m / 178 sq ft



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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