



Orchard Lane,

welcome to

Orchard Lane,

Deceptively spacious four bedroom detached property located in the sought after area of Brighton providing great access to Crystal Peaks and Rother Valley Country Park. The property would ideally suit a family and is worthy of an inspection. Call to arrange your viewing!

Hall

Having a entrance door and radiator. Stairs leads to the first floor accommodation.

Wc

Wc and wash hand basin. Radiator and front facing double glazed window.

Kitchen

9' 1" x 7' 6" (2.77m x 2.29m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Integrated fridge, freezer, washer/dryer and slim line dish washer. Front facing double glazed window. An opening leads to the lounge.

Lounge

19' 1" max to the kitchen x 14' 1" (5.82m max to the kitchen x 4.29m)

Having two radiators, fire place and laminate flooring. An opening leads to the conservatory.

Conservatory

10' 3" x 9' 1" (3.12m x 2.77m)

Having double glazed windows and French doors leads to the rear garden.

First Floor Landing

Bedroom Two

17' 7" x 7' 6" (5.36m x 2.29m)

Rear facing double glazed window and radiator.

Bedroom Three

11' 9" x 7' 5" (3.58m x 2.26m)

Front facing double glazed widow and radiator.

Bedroom Four

11' 5" x 6' 1" (3.48m x 1.85m)

Rear facing double glazed window and radiator.

Bathroom

A suit comprising bath with shower above, vanity sink unit and concealed wc. Partial tiling to the walls, heated towel rail and front facing double glazed

window.

Second Floor Landing Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

Rear facing double glazed window, radiator and fitted wardrobes.

En-Suite

A suite comprising shower cubicle, concealed wc and vanity sink unit. Front facing velux style window and heated towel rail.

Drive & Garage

A shared access drive leads to the garage.

Garden

To the rear of the property is an enclosed lawned garden with paved seating area.



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welcome to Orchard Lane,

- Detached property
- Four bedrooms, master en-suite
- Conservatory
- Great access to Crystal Peaks Shopping Centre
- Lovely family home

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£268,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114722 - 0002

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