



62 DOWN TERRACE

BRIGHTON, BN2 9ZH

FREEHOLD

Beautifully presented detached bungalow with garage and delightful gardens.

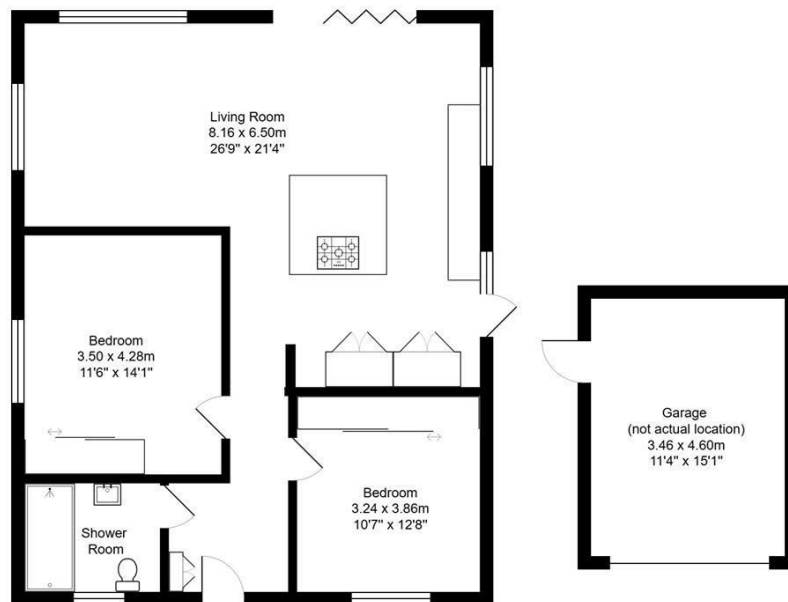
This fantastic property has been modernised to a high standard throughout, with a focus on natural light and good sized rooms, creating a real sense of space. The accommodation comprises; two double bedrooms, stunning shower room with marble tile flooring, Crittall style shower screen and Japanese style Roca toilet. The impressive triple aspect open plan living area is designed to create a warm and inviting atmosphere, overlooking the south facing landscaped rear garden, accessed via bi folding doors. The attention to detail is evident throughout with engineered hard wood flooring, period style radiators, fitted black out blinds, Quartz work surfaces, underfloor heating in living area and bathroom, Nest central heating control and great storage including built in wardrobes and a partially boarded loft space. The property has been rewired, insulated roof space and replacement windows and doors throughout. Outside there is a front, side and rear garden offering south and west facing aspects, perfect for all day sun. The useful garage offers plenty of options with power and lighting.

**Nicholas
James**

SALES LETTINGS AUCTIONS



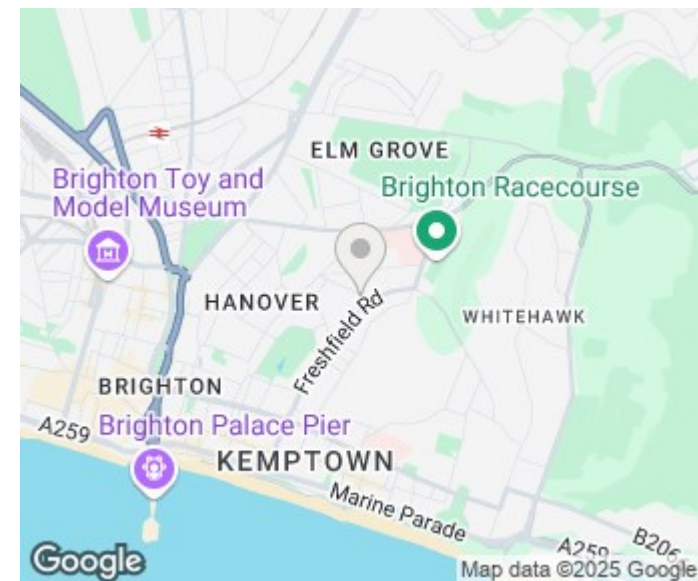




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Total Area: 84.7 m² ... 912 ft² (excluding garage (not actual location))

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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