



## 3 Buller Road, Brighton, BN2 4BH

Offers over £400,000 Freehold

Beautifully modernised by the current owners is this STYLISH 2 double bedroom home offering contemporary living in a POPULAR residential area close to local shops, amenities and well regarded schools. Highlights include a STUNNING OPEN PLAN MODERN kitchen/diner, a SMART UPDATED BATHROOM and two well-proportioned bedrooms. The property also features a lawned rear garden perfect for relaxing or entertaining. Immaculately presented throughout, this standout home represents a rare opportunity in a highly desirable location. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents

Front door to:

#### **Hallway**

Wall mounted cupboard housing meters & fuseboard, wood effect flooring, archway to:

#### **Lounge**

2 x windows to front, radiator, wood effect flooring, archway to:

#### **Kitchen/Dining Room**

Recently fitted kitchen with range of wall, base & drawer units, work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, inset hob with extractor over, integrated oven below, integrated dishwasher, integrated fridge/freezer, integrated microwave, space for table & chairs, upright radiator, stairs rising to first floor, understairs storage cupboard, wood effect flooring, window to rear, door to:

#### **Utility Space**

Space & plumbing for washing machine, wood effect flooring, shelving, door to side with access to rear garden, door to:

#### **Bathroom**

Low level WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, 'L' shaped panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, upright radiator, underfloor heating, part tiled walls, tiled floor, window to side with frosted glass, wall mounted extractor fan.

#### **First Floor Landing**

Doors to both rooms.

#### **Bedroom**

Window to rear, radiator, hatch to boarded loft space offering ample storage, built in storage cupboard housing boiler.

#### **Bedroom**

2 x windows to front, radiator, range of built in wardrobes.

#### **Outside**

#### **Rear Garden**

Paved patio seating area, section laid to lawn, timber storage shed, enclosed by timber fencing.

#### **Total approx floor area**

64.5 sq.m. (694.6 sq.ft.)

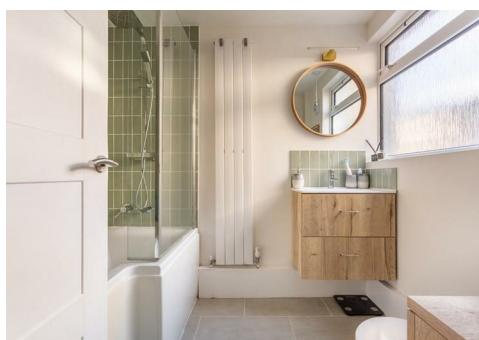
#### **Council tax band C**

#### **Parking zone U**

**V2**

#### *What the owner says:*

*"We have absolutely loved living in this house; it was our first home. The house is in a perfect location, which we will miss, with buses and walks to town in 25 minutes, shops down the road, and beautiful walks up onto the South Downs with views out to sea. Within the property itself, it has two spacious bedrooms and a surprising amount of storage throughout, which has been really handy for our needs. As well as a newly fitted kitchen and bathroom. We hope whoever buys it has as amazing memories in this place as we have."*

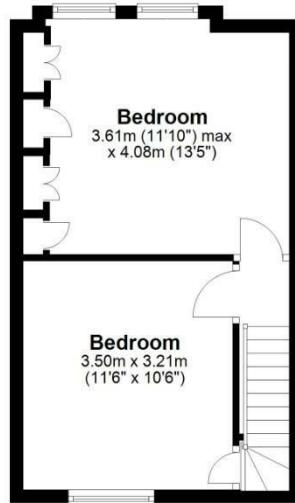




### Ground Floor



### First Floor



Total area: approx. 64.5 sq. metres (694.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

### Buller Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B	72	
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### 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.

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