



35 Swanborough Drive
Brighton, BN2 5PJ
Asking Price £400,000



35 Swanborough Drive, Brighton, BN2 5PJ

A 3 bedroom semi detached property situated in East Brighton just off Wilson Avenue. The property benefits from a garage and a good size west facing rear garden. Internally there is a through lounge/dining room, fitted kitchen and cloakroom on the ground floor, with 3 bedrooms and a bathroom upstairs. East Brighton has a golf course, the Brighton Racecourse, East Brighton Park and the Marina shopping and leisure complex. Bus services in the area provide easy access to various parts of the town including Kemptown and the city centre. The property is offered with No Chain and has the potential to convert the loft into further living space (Subject to the necessary consents).

Accommodation

All measurements are approximate.

Ground Floor

Porch

With a double glazed front door and double glazed windows beside. Inner door leading in to the hallway.

Inner Hallway

Radiator and coved ceiling. With a staircase leading up to the first floor, understairs storage cupboard housing electric meter and fuse box.

Lounge/Dining Room 26'0 length (7.92m length)

Lounge Section 16'2 x 11'11 max (4.93m x 3.63m max)

Double glazed window overlooking the front. Radiator. Fireplace surround with hearth and wooden mantle. Coved ceiling.

Dining Section 12'0 x 9'5 (3.66m x 2.87m)

With double glazed patio doors overlooking and leading to the rear garden. Radiator and coved ceiling.

Kitchen 12'0 x 9'3 (3.66m x 2.82m)

Fitted kitchen with a range of wall and base units with worktop surface over. Sink and drainer unit with mixer tap. Gas cooker point with cooker hood over. Tiled splashbacks and flooring. Space & plumbing for washing machine and an appliance space for the fridge/freezer. Wall mounted 'Vaillant' boiler. Shelved

larder cupboard. Double glazed window to the side and double glazed window and door overlooking and leading out to the rear garden.

Cloakroom

Double glazed patterned window. Low level W/C with push button flush. Wall mounted wash basin with tiled splashback and mirror over.

First Floor

Landing

With a double glazed window to the side.

Bedroom 16'2 x 11'0 (4.93m x 3.35m)

Double glazed window overlooking the front, radiator and coved ceiling.

Bedroom 10'1 max x 10'0 (3.07m max x 3.05m)

Double glazed window overlooking the front. Radiator, coved ceiling and a fitted storage cupboard.

Bedroom 10'11 x 9'6 (3.33m x 2.90m)

Double glazed window overlooking the rear with lovely views across towards the racecourse. Radiator, dado rail and coved ceiling.

Bathroom 9'4 x 7'8 (2.84m x 2.34m)

Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and shower attachment, low level W/C with push button flush and a pedestal wash basin. Tiled shower cubicle with wall mounted shower fitment. Ladder style heated towel rail. Mirror fronted cupboard with shelving and a double glazed patterned window.

Outside

Front Garden

A formal front garden with lawn and pathway leading up to the front door.

Rear Garden

A raised decking area with wooden pergola, outside tap and steps leading down to a paved patio area with side access. Further steps leading down to the rear, enclosed by fencing and walling with shrubs.

Garage

Accessed via shared driveway with Up'n'Over door.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is freehold.

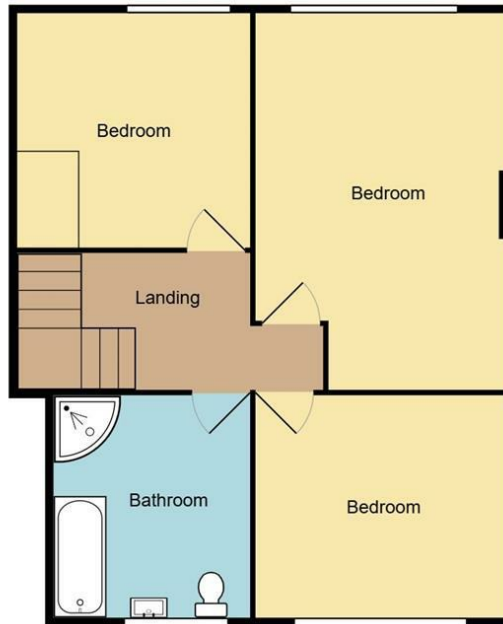
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



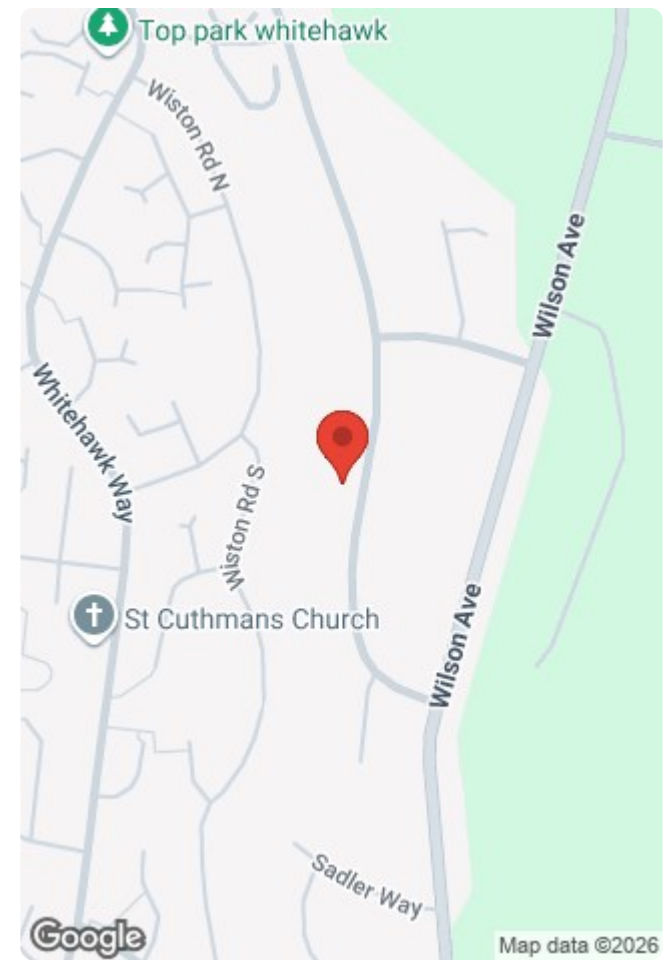


Ground Floor
Area: 60.0 m² ... 646 ft²



First Floor
Area: 51.0 m² ... 549 ft²

Total Area: 111.0 m² ... 1195 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		8
(69-80) C		
(55-68) D	71	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

