

MAFEKING ROAD

BRIGHTON



CORBIE
LYNN

13

Fruit &
Plant Wholesaler



KENDRICK PROPERTY SERVICES



Kendrick Property Services are pleased to bring to market this superbly presented four-bedroom home has been thoughtfully updated by the current owners and offers spacious, flexible accommodation ideal for modern family living. Early viewing is highly recommended. The property is entered via a split-level hallway featuring wood-effect flooring, a useful understairs storage cupboard and stairs rising to the first floor. The ground floor includes a contemporary family bathroom fitted with a panelled bath, separate corner shower cubicle, vanity wash hand basin and modern fittings, in addition to a separate W.C. To the rear of the property, the well-equipped kitchen/breakfast room provides an excellent range of wall and base units with ample work surfaces, an inset electric hob with oven beneath and extractor over, space for further appliances and breakfast bar seating. The adjoining lounge offers a welcoming living space centred around a feature fireplace and flows through to the conservatory. The conservatory enjoys pleasant garden views and direct access outside, creating an ideal space for relaxing or entertaining. A separate utility room provides additional storage and dedicated laundry space. Upstairs, the first-floor landing gives access to four well-sized bedrooms, two of which benefit from attractive elevated views across Brighton. Some rooms also feature wood-effect flooring and useful eaves storage. Externally, the front garden is designed for low maintenance and enclosed by mature hedging, with steps leading to the entrance. The private west-facing rear garden has been attractively landscaped and includes patio seating areas, a lawned section, paved pathways and two timber storage sheds — perfect for outdoor dining and family enjoyment. This well-maintained home combines space, presentation and location, making it an excellent opportunity for a range of buyers.



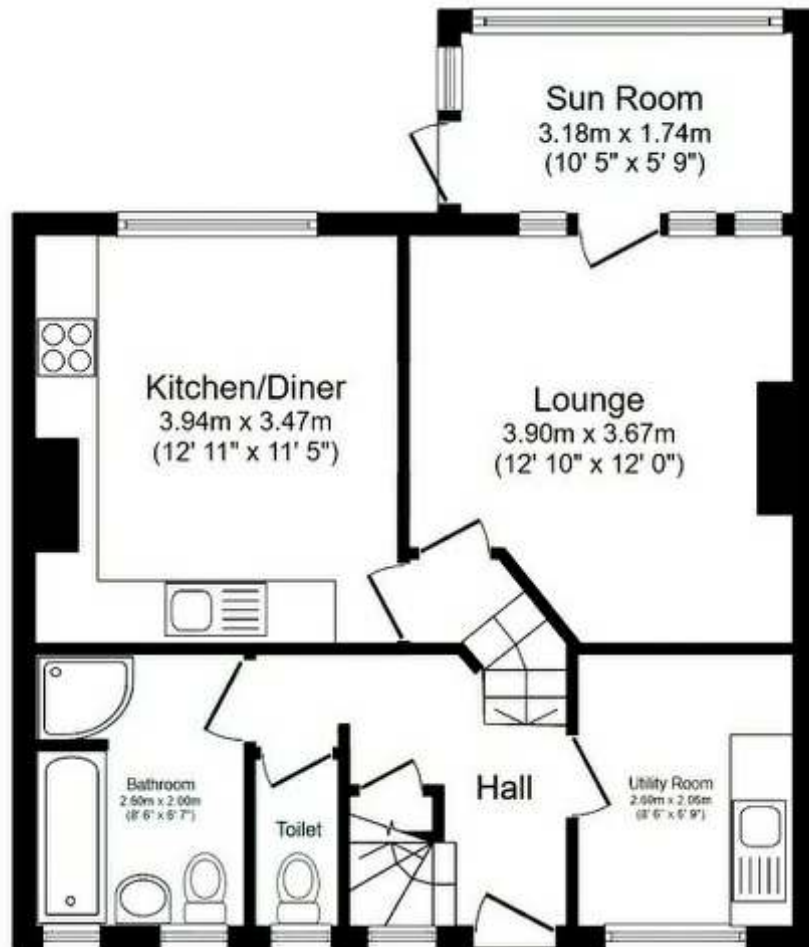


KENDRICK PROPERTY SERVICES

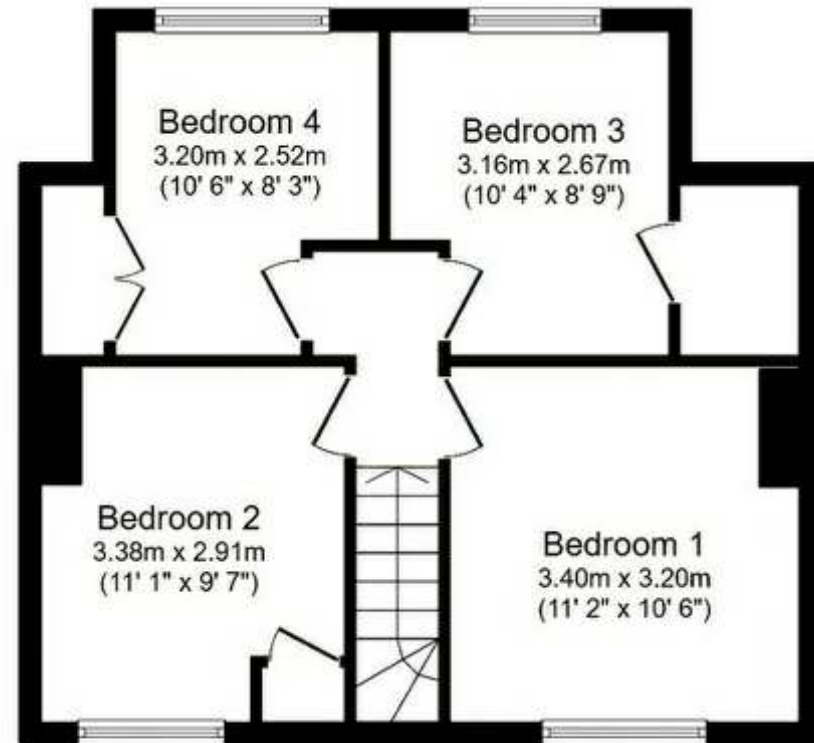








Ground Floor



First Floor

Total floor area 98.8 sq.m. (1,063 sq.ft.) approx



10 - 12 Lewes Road, Brighton, BN2 3HP

01273 600162

sales@kendrickpropertyservices.co.uk



A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

C. All measurements are approximate.