



72 Plymouth Avenue, Brighton, BN2 4JB

£425,000 Freehold

Nestled in the charming area of Plymouth Avenue, this delightful bungalow offers a perfect blend of comfort and convenience. With 2 SPACIOUS reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting layout is ideal for both family living and hosting gatherings, ensuring that every moment spent here is enjoyable. Further benefits include; 2 double bedrooms, private driveway providing OFF ROAD PARKING and an impressive rear garden with an outbuilding currently used as a home office! Viewings are highly recommended. Energy Rating: F33 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Wood effect flooring, recessed spotlights, hatch to loft space, doors to:

Kitchen

Range of wall & base units with roll edge work surfaces over, inset 1.5 bowl stainless steel sink unit with pull out mixer tap & drainer, inset 'Zanussi' hob with extractor over & matching integrated oven below, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, window to front, window to side.

Bedroom

Bay window to front, window to side, radiator, wall mounted heating thermostat.

Dining Room

Wood effect flooring, radiator, window to side.

Lounge

Door to side, window to side, French doors to rear, radiator, wall mounted heating thermostat.

Bedroom

Window to rear, window to side, radiator, wood effect flooring.

Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with mains fed shower, further hand held shower attachment, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to side with frosted glass.

Outside

Front Garden

A pretty front garden with steps down to the front door, a variety of flowering shrubs, side access to the rear garden, driveway providing off road parking.

Rear Garden

A well maintained rear garden, raised decked seating area, metal shed with electric, steps up to a home office. A variety of flowering shrubs & plants, enclosed by mature heading & timber fencing.

Outbuilding

Currently used as a home office, 2 x windows to rear, wood effect flooring, electric radiator.

Total approx floor area

65.0 sq.m. (700.2 sq.ft.)

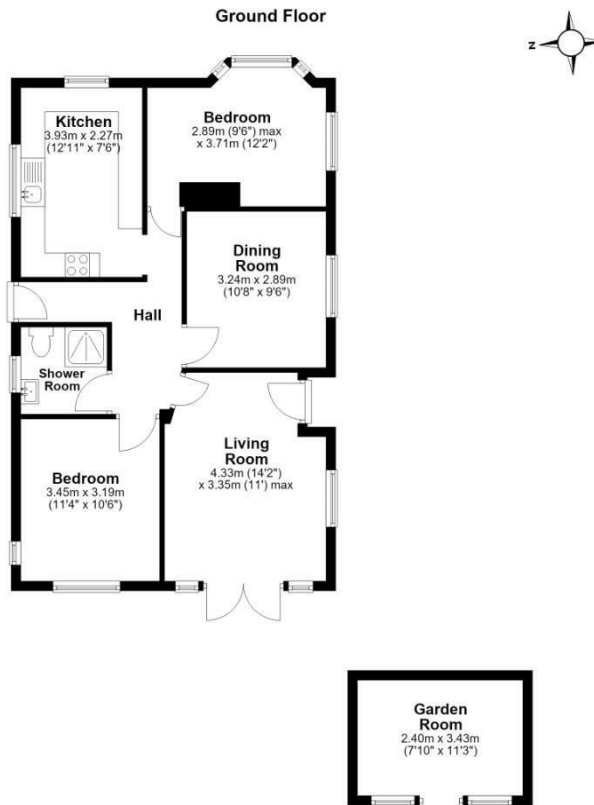
Council tax band C

V1

What the owner says:

"What we have loved most about Plymouth Avenue is how quiet and peaceful it is. Sat on the deck overlooking the garden, you could be absolutely anywhere. In the afternoon, we have the sun right through till early evening, perfect for eating and socializing outside, but a coffee in the front garden first thing in the morning is a real treat, and great start to the day. We have great neighbours both sides (over 30 years), great shops within a 5 minute walk, and a really super school which both our children have loved, even the wildlife is friendly in Plymouth Avenue. We are going to miss it."



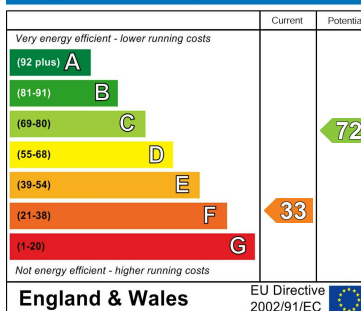


Main area: Approx. 65.0 sq. metres (700.2 sq. feet)
Plus outbuildings, approx. 8.2 sq. metres (88.5 sq. feet)

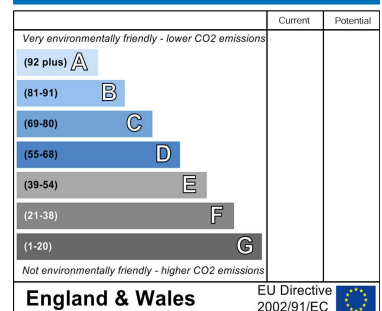
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Plymouth Avenue

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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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.

COVERING THE CITY

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