



Park Crescent Road, Brighton, BN2 3HT

Guide price £375,000 Freehold

Guide Price: £375,000 - £400,000 ** A spacious 3/4 bedroom, 3 storey house offering flexible accommodation and fantastic potential to create a fabulous family home. In need of some modernisation, the property provides an exciting opportunity to put your own stamp on a home in this popular and convenient location. The property benefits from well-proportioned rooms, flexible living space and a west-facing patio garden. Ideally situated within walking distance of the shops, cafés and amenities on Lewes Road, as well as Brighton Station. Chain free and offered exclusive to Maslen Estate Agents. Energy Rating: C70

Front door to:

Hallway

Wooden floorboards, doors to bedroom/lounge & bathroom, stairs to first floor & lower ground floor, window to rear.

Lounge/Bedroom

Double glazed window to front, wooden floorboards, shelves & cupboards in chimney recesses.

Bathroom

White suite comprising panelled bath with bath with mixer tap & shower hose, shower cubicle with mains plumbed shower unit, vanity sink basin with mixer tap and cupboard underneath, WC with dual flush, chrome towel rail, school style radiator, double glazed window to rear with privacy glass, extractor fan, recessed spotlights, vinyl flooring.

Lower Ground Floor

Hallway

Radiator, laminate flooring, understairs storage cupboard, doors to:

Dining Area

Cupboard housing boiler, radiator, double glazed patio doors to rear garden.

Kitchen Area

Range of wall and base units with roll edged work surfaces over, inset x2 bowl sink unit with mixer tap and drainer, 5 ring gas hob, integrated oven, space for tall fridge freezer, space for dishwasher, space and plumbing for washing machine, double glazed window to rear, laminate flooring.

Cloakroom

WC with dual flush, sink basin with mixer tap.

Bedroom

Wooden floorboards, school style radiator, double glazed Velux sky light.

First Floor Landing

Window to rear, hatch to loft, doors to bedrooms.

Bedroom

Wooden floorboards, school style radiator, double glazed window to rear.

Bedroom

Wooden floorboards, school style radiator, double glazed windows to front.

Outside

Rear Garden

L shaped patio garden with raised seating area, walled boundaries.

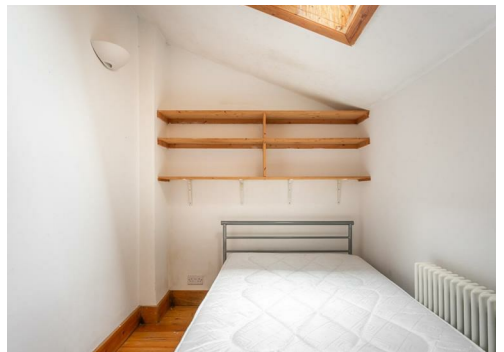
Total approx floor area

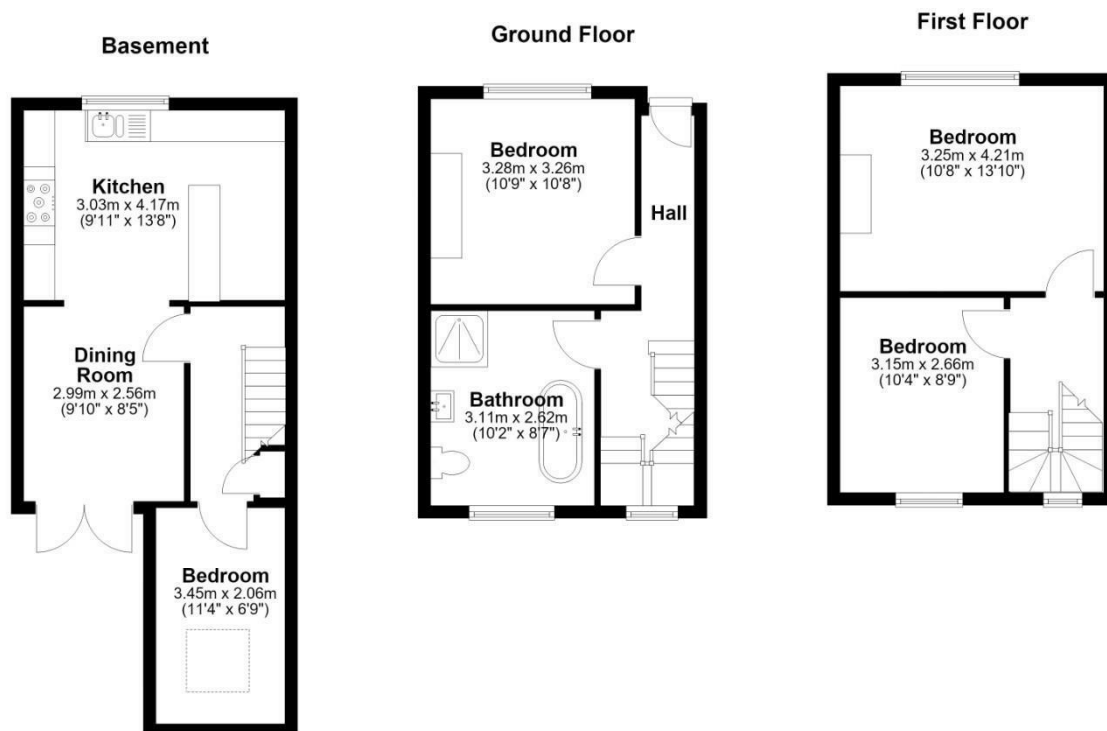
87.6 sq.m. (942.4 sq.ft.)

Parking zone J

Council tax band C

V1

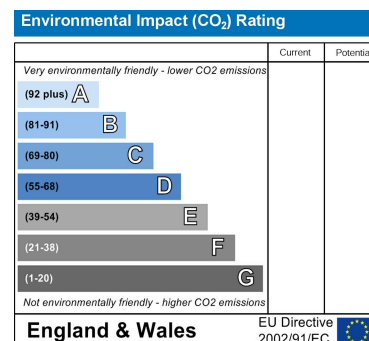
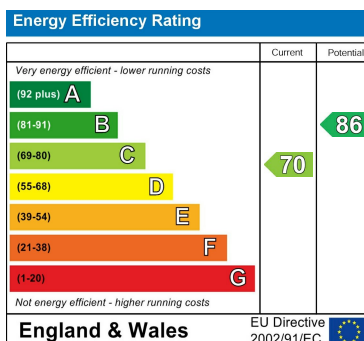




Total area: approx. 87.6 sq. metres (942.4 sq. feet)

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.
Park Crescent Road



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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