

Paul Bott & Co



- Excellent Two Bedroom Family Home
- Popular Location
- Scope To Modernise And Extend

97 Maresfield Road, Brighton, BN2 5ES

Offers In Region Of £350,000

An excellent opportunity to purchase a well-loved, two-bedroom home in an extremely popular area with young families. With scope to modernise and extend, the property comprises of a large living space, well proportioned kitchen, two well sized double bedrooms, modern shower room and a fantastic, tiered rear garden.



Property Description

Steps lead from street level up to the front door, where you enter into a double-glazed foyer, perfect for storage of coats and shoes. A secondary door leads you into a short hall which leads into the living space to your right. Double glazing at the front of the property offers west aspect views and natural morning light, and the lounge itself is an excellent family space, with wooden flooring running underfoot and two storage cupboards. A door leads to the back of the property into a well-proportioned kitchen offering an abundance of storage options and space for under counter utilities, as well as a fridge freezer.

Upstairs, the property offers two double bedrooms, the smaller of the two is at the rear, with a double-glazed window and views across the garden. The second bedroom is an excellent size, with space for a double bed and a desk, as well as storage options. The master bedroom to the front of the property offers space and size, as well as a lot of brightness. Views from the master bedroom are beautiful, looking across the downs and towards the sea. The master bedroom has space for a kind size bed and storage option, as well as built in storage to the far wall. The bathroom is a modern, refurbished shower room, with walk in bath, glass surround, W/C and wash basin.

Outside, you have a wonderful tiered front garden, as well as an excellent rear garden.

The property has been a much-loved family home for many years and kept in good condition throughout. The roof has recently been replaced; electrics have been updated and a fresh repaint has taken place. Carpets are in in good condition, and it is a perfect property for those looking for their first home. You are situated in a popular area with young families and within walking distance of the downs, the Royal Sussex County



Hospital, Brighton Marina and Kempton Village.



Maresfield Road, BN2

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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