



## 43 Rochester Street, Brighton, BN2 0EJ

£400,000 Freehold

Situated on this POPULAR residential street is this charming two bedroom house. The property boasts a warm & inviting atmosphere, perfect for both families & professionals alike. As you step inside, you will be greeted by a well-designed layout that maximises space & natural light. The living area is both cosy & functional, providing an ideal setting for relaxation or entertaining guests. The two bedrooms are generously sized, providing comfortable retreats for rest & relaxation. Each room is filled with light, creating a serene environment to unwind after a busy day. Outside, the house benefits from a charming PATIO GARDEN SPACE, perfect for enjoying the fresh air. The location on Rochester Street is particularly appealing, with easy access to local shops, cafes & parks, making it an ideal spot for those who appreciate the lively atmosphere of Brighton. Viewings are highly recommended. Energy Rating: TBC Exclusive to Maslen Estate Agents

Front door to:

### Hallway

Wooden floorboards, radiator, wall mounted thermostat, stairs rising to first floor, under stairs storage, cupboard housing meters, doors to all rooms.

### Open Plan Lounge/Dining Room

#### Lounge Area

Sash window to front, radiator, wooden floorboards, feature cast iron fireplace.

#### Dining Area

Window to rear, wooden floorboards.

#### Kitchen

Range of wall, base & drawer units with wooden work surfaces over, inset stainless steel sink drainer unit with mixer tap, space for oven with extractor over, fridge/freezer, washing machine, part tiled walls, tiled floor, spotlights, window to side, door to side.  
Door to:

#### Bathroom

WC, wash hand basin with mixer tap and vanity storage below, panelled bath with mixer tap, wall mounted shower over, glass shower screen, part tiled walls, laminate flooring, ladder style heated towel rail, recessed spotlights, extractor fan to rear, window to side with frosted glass.

#### First Floor Landing

Window to rear, hatch to loft space, doors to both rooms.

#### Bedroom

Window to rear, radiator.

#### Bedroom

Sash window to front, radiator, feature cast iron fireplace.

#### Outside

##### Rear Garden

Laid to concrete patio, gate to rear, enclosed by brick walling.

#### Total approx floor area

66.1 sq.m. (711.3 sq.ft.)

#### Parking zone C

#### Council tax band C

V1

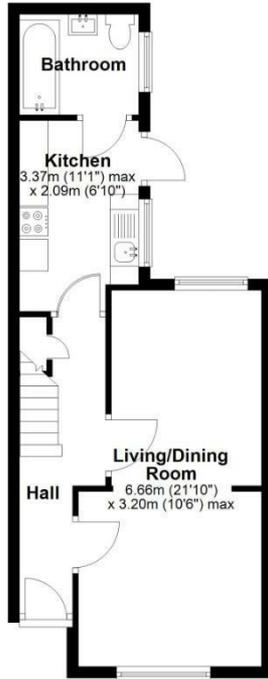
*What the owner says:*

*"I have lived in Rochester Street for five years and am only leaving now as I'm moving for work. The house has been perfect for me as it is located in a quiet cul-de-sac and the community in Baker's Bottom is very friendly. I love the open plan living area downstairs and the spacious upstairs bedrooms. I think this house would suit first-time buyers, small families or investors as the house is great as it is, or it could be expanded into the loft for extra space."*





### Ground Floor



### First Floor



Total area: approx. 66.1 sq. metres (711.3 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.

### Rochester Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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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