24 Crayford Road, Brighton, BN2 4DQ

Offers over £425,000 Freehold

This beautifully presented 3 bedroom terraced home is ideally situated within a well-established residential area and has been thoughtfully updated by the current owners. The property boasts a modern fitted kitchen that flows seamlessly into the dining area creating an ideal space for both everyday living and entertaining with bi-folding doors opening onto a raised south-facing terrace and further lawned area that enjoys sunshine throughout the day. Other highlights include a stylish modern bathroom & bay fronted lounge combining style with practical family living this attractive home is sure to appeal to a wide range of buyers and viewing is highly recommended. energy rating: [C71]. Exclusive to Maslen Estate Agents.

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Front door to:

Hallway
Laminate flooring, stairs rising to first floor, window to front with frosted glass, radiator, doors to all rooms.

Lounge
Bay window to front, radiator, wooden flooring.

Kitchen
Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel sink unit with mixer tap, integrated drainer, inset 4 ring induction hob with extractor over, integrated oven below, integrated fridge/freezer, integrated dishwasher, part tiled walls, tiled floor, underfloor heating, window to rear, recessed spotlights, built in storage cupboard with plumbing for washing machine, recessed spotlights.

Dining Area
Tiled flooring, underfloor heating, 2 x storage cupboards built in to chimney breast recess, recessed spotlights, space for table & chairs, bi fold doors to rear.

Garden
Composite decking, with steps down to lawned section, timber storage shed, enclosed by brick walling & timber fencing, views of Brighton.

First Floor Landing
Hatch to loft space, doors to all rooms, wood effect flooring.

Bathroom
WC with push button flush & concealed cistern, wash hand basin with mixer tap & vanity storage below, panelled bath with hand held shower attachment, rainfall shower head over, glass shower screen, ladder style heated towel rail, tiled walls, tiled floor, underfloor heating, recessed spotlights, window to rear with frosted glass.

Bedroom
Window to rear with views over Brighton, radiator, wood effect flooring.

Bedroom
Bay window to front, radiator, wood effect flooring, 2 x built in storage cupboards & shelving.

Bedroom
Window to front, radiator, wood effect flooring.

Boarded loft space

Approx. floor area
80.0 sq.m (893.9 sq. feet)

Parking zone U

Council tax band C

V1

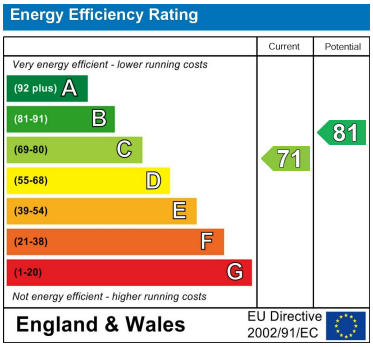
What the owner says:

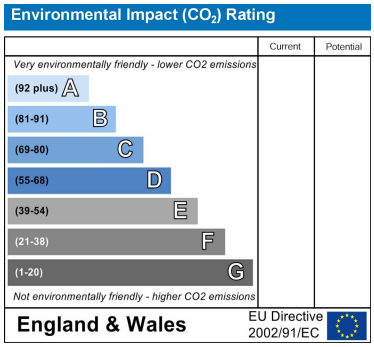
"We moved into this house as first time buyers 10 years ago and have put a lot of love into it over the years, rewiring, updating the deck, doing up the kitchen and bathroom, underfloor heating and lots more. The house is bright and full of light with great views over Brighton and the sea, and the south facing garden and deck has been wonderful for sundowners throughout spring and summer. The location has been perfect for us, with a homely neighbourly feel, but still walkable to central Brighton and the seafront.
It has been a fantastic family home for us and we have loved living here with our toddler, and we feel sad to be leaving. "

Total area: approx. 83.0 sq. metres (893.9 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.

Crayford Road





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COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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