



# 157 Cowley Drive, Brighton, BN2 6TE

**Offers over £300,000 Freehold**

Well presented 2 double bedroom mid terrace house situated in the heart of Woodingdean, set within a popular & convenient residential location on a bus route and close to local shops & highly regarded schools. The property further benefits from front & rear gardens, a MODERN fitted kitchen & is offered to the market CHAIN FREE. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents.

Front door to:

#### **Hallway**

Coat hooks, radiator, wall mounted thermostat, stairs to first floor, doors to:

#### **Lounge**

Double glazed windows to front and rear, x2 radiators, laminate flooring.

#### **Kitchen**

Range of wall and base units with roll edged work surfaces over inset 1.5 bowl sink unit with mixer tap and drainer, integrated oven with 4 ring electric hob above, extractor over, space and plumbing for washing machine, space for fridge freezer, cupboard housing fuse box and electric meter, part tilled walls, laminate flooring, x2 double glazed windows to front, double glazed window to rear, radiator, understairs storage cupboard housing gas meter, double glazed patio door to rear garden.

#### **First Floor Landing**

Double glazed window to rear, hatch to loft, doors to:

#### **Bedroom**

Double glazed windows to front and rear, radiator, storage cupboard.

#### **Bedroom**

Double glazed window to front, radiator, cupboard housing 'Valliant' combi boiler.

#### **Bathroom**

White suite comprising panelled bath with 'Mira' electric shower over and shower screen, pedestal wash hand basin with mixer taps, low level WC, radiator, part tilled walls, vinyl flooring, double glazed window to rear with privacy glass.

#### **Outside**

#### **Front Garden**

Lawned area with walled and shrub boundaries, pathway and steps to front door.

#### **Rear Garden**

Tiered garden comprising of a patio area with space for table and chairs, steps and pathway to x2 further lawned areas fenced and walled boundaries.

#### **Total approx floor area**

77.1 sq.m. (830.3 sq.ft.)

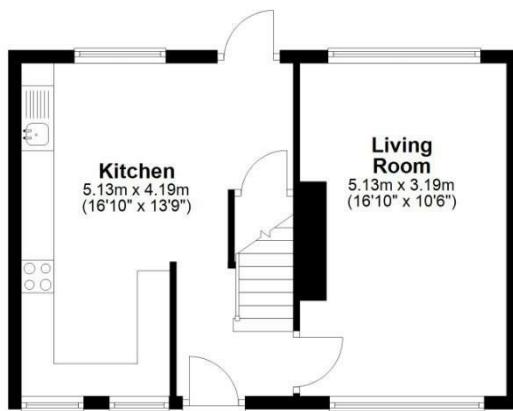
#### **Council tax band B**

**V1**

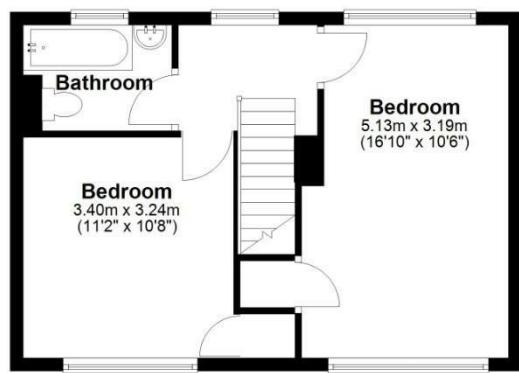




## Ground Floor



## First Floor



Total area: approx. 77.1 sq. metres (830.3 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.

## Cowley Drive

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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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