



96 Wolseley Road, Brighton, BN1 9ET

£400,000 Freehold

Bright and SPACIOUS, this well-presented three-bedroom mid-terrace house is ideally situated on a quiet road opposite the beautiful South Downs in the popular Coldean area of Brighton. Close to highly regarded local schools, convenient shops, and excellent transport links to Brighton city centre, the property offers an ideal setting for families and couples alike. Inside, the home features a light filled DUAL ASPECT lounge, a MODERN kitchen, and a separate utility room, while upstairs, all three bedrooms enjoy FAR REACHING VIEWS across the Downs. One of the standout features is the beautifully landscaped, sun soaked four tiered rear garden which is perfect for relaxing or entertaining. Viewing is highly recommended to fully appreciate everything this property has to offer. Energy Rating: D65 Exclusively available through David Maslen Estate Agents.

Porch

Double glazed doors to hallway & utility/store room.

Hallway

Radiator, double glazed window to front, doors to all rooms, wall mounted thermostat, stairs to first floor.

Lounge

Double glazed windows to front & rear, 2 x radiators.

Kitchen

Range of wall & base units with quartz roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated 4 ring 'BOSCH' hob with extractor above, space for tall fridge/freezer, space & plumbing for washing machine, tiled floor, part tiled walls, radiator, understairs storage cupboard housing fusebox & meters, double glazed window to rear with pretty views.

Utility/Store Room

Space & plumbing for further appliances, storage cupboards, door to:

Lobby

Panel heater, door to:

WC

Low level WC with dual flush pedestal wash hand basin with mixer tap, radiator, double glazed window to side.

First Floor Landing

Hatch to part boarded loft space with pull down ladder and light, double glazed window to rear with pretty far reaching views, original floorboards.

Bedroom

Double glazed window to front with views of the downs, radiator, built in wardrobe.

Bedroom

2 x double glazed window to front with views of the downs, original wood floorboards, storage cupboard, radiator.

Bedroom

Double glazed window to rear with pretty far reaching views, original wood floorboards, storage cupboard, radiator.

Bathroom

White suite comprising shower cubicle with 'Mira' electric shower, vanity sink basin with mixer tap & cupboard below, low level WC with dual flush, chrome heated towel rail, tiled floor, part tiled walls, double glazed window to rear with privacy glass.

Outside

Front Garden

Array of mature trees & shrubs, pathway with steps down to front door, walled & fenced boundaries.

Rear Garden

4 tiered garden with raised patio area, well kept lawned area, outside tap, array of mature plants, trees, flower beds, green house, shed, pretty far reaching views.

Total approx floor area

1005 sq.ft. (93.4 sq.m.)

Parking zone B

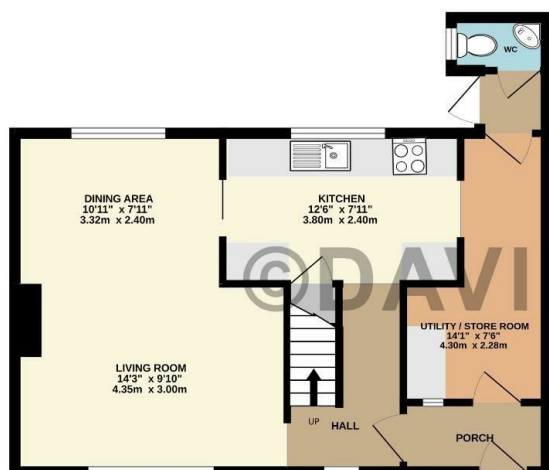
Only on event days

Council tax bill C

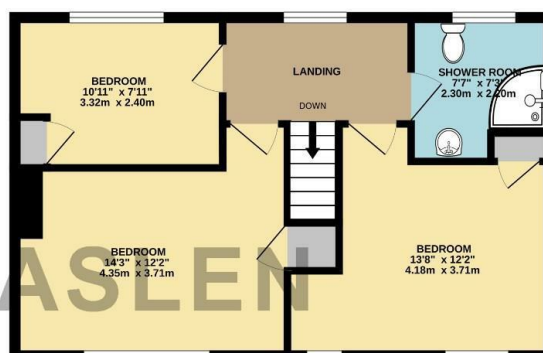
V1



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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