



## 27 Selhurst Road, Brighton, BN2 6WE

£450,000 Freehold

Situated on a POPULAR residential street in the heart of Woodingdean, this well presented 2 bedroom chalet bungalow offers a fantastic opportunity for couples or young families. Ideally located just a short walk from local shops, SOUGHT AFTER schools and regular bus routes into Brighton city centre, this home combines convenience with comfort. The property boasts a stylishly extended MODERN kitchen, complete with double doors that open onto a SPACIOUS PRIVATE REAR GARDEN perfect for entertaining or relaxing outdoors. Additional benefits include OFF STREET PARKING, a garage and a boarded loft, offering excellent potential for future extension (STNC). Available CHAIN FREE! Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

Front door to:

### **Hallway**

Stairs rising to boarded loft space, radiator, cupboard housing electric meters, wooden flooring, further built in storage cupboard, doors to all rooms.

### **Bedroom**

Bay window to front, radiator, range of built in wardrobes.

### **Bedroom**

Window to front, radiator.

### **Bathroom**

WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, large shower cubicle with mains fed shower unit over, ladder style heated towel rail, recessed spotlights, fully tiled walls, tiled floor, 2 x window to side with frosted glass.

### **Open Plan Lounge/Dining Room**

Feature wood burner, 3 x windows to side, understairs storage cupboard, radiator, double doors to Kitchen.

### **Kitchen**

Range of wall, vase & drawer units with square edged work surfaces over, butler style sink with mixer tap, inset 5 ring gas hob with extractor over, integrated eye level 'BOSCH' oven, space for fridge/freezer, space for tumble dryer, space & plumbing for washing machine, space for dishwasher, upright radiator, recessed spotlights, tiled floor, window to side, window to rear, French doors to rear garden, skylight.

### **Loft Room**

Radiator, 2 x Velux windows, windows to rear, 4 x eaves storage cupboards.

### **Outside**

#### **Front Garden**

Laid to block paving providing off road parking, gate to side.

#### **Rear Garden**

Patio seating area, lawned section, gate to side, brick built shed, garage, enclosed by timber fencing.

### **Garage**

Door to side, up & over door to front, power.

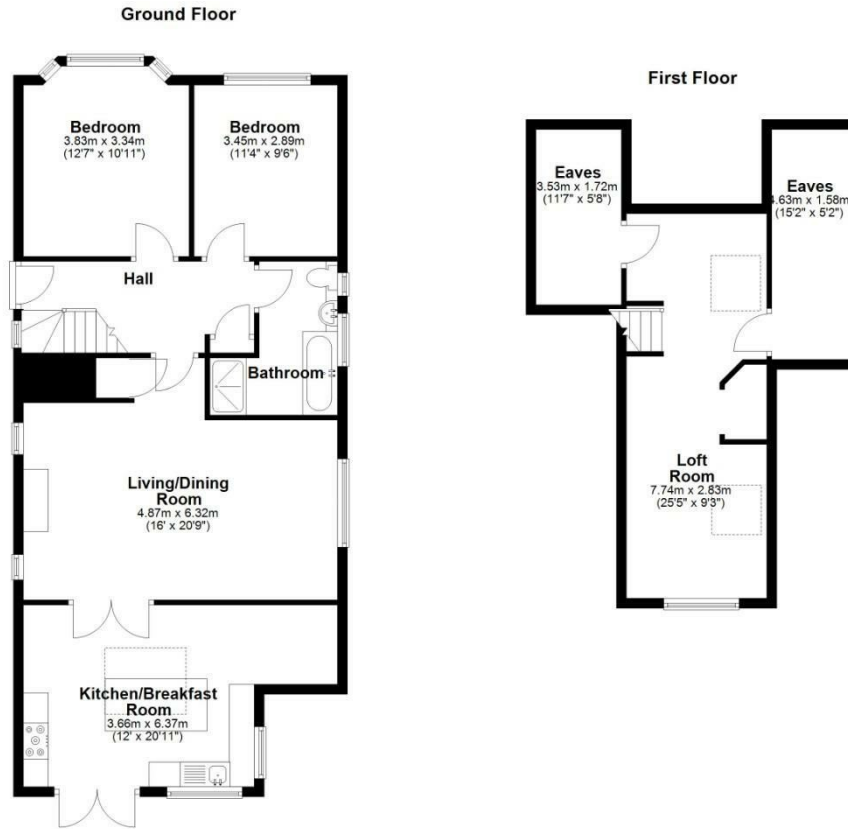
### **Total approx floor area**

122.3 sq.m. (1316.1 sq.ft.)

### **Council tax band D**

**V1**

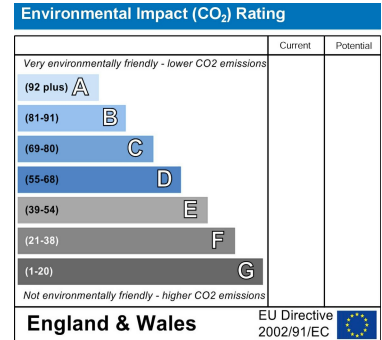
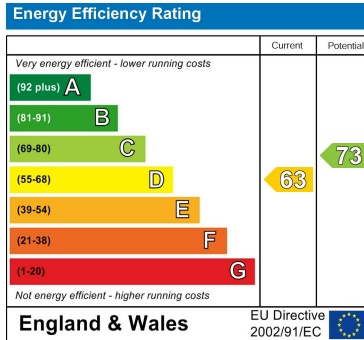




Total area: approx. 122.3 sq. metres (1316.1 sq. feet)

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Plan produced using PlanUp.

**Selhurst Road**



**IMPORTANT**

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