

£530,000 Freehold



15 Balsdean Road, Brighton,
BN2 6PG

15 Balsdean Road, Brighton BN2 6PG

This 3 bedroom detached home is set on a **POPULAR** residential street in the desirable Woodingdean area of Brighton. Ideally located close to a range of local amenities including independent shops, cafés, well regarded local schools & excellent bus links to Brighton city centre this property offers both comfort & convenience. Inside, the home features a sleek, **MODERN** kitchen that opens into a **SPACIOUS, OPEN PLAN** dining area, ideal for everyday living & entertaining. A smart, **CONTEMPORARY** SHOWER ROOM adds to the appeal, while the rear garden provides a perfect spot to relax & enjoy the sun. Additional benefits include **OFF STREET PARKING** & a garage! Exclusive to Maslen Estate Agents. Viewings are highly recommended. Energy Rating: D59



Front door to:

Porch

Laminate flooring, windows to front & side, views over Woodingdean, door to:

Hallway

Stairs rising to first floor, radiator, dado rail, doors to all rooms, 2 x built in storage cupboards, wall mounted heating thermostat.

Bedroom

Laminate flooring, radiator, window to front & side, understairs storage cupboard.

Lounge

Window to side, French doors to rear, radiator, feature fireplace.

Bedroom

Window to front, radiator, built in wardrobes.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, large walk in shower, ladder style heated towel rail, tiled walls, tiled floor, 2 x windows to side with frosted glass.

Open Plan Kitchen/Dining Room

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset sink with mixer tap & drainer, integrated eye level oven, inset hob with extractor over, space for appliances, laminate flooring, radiator, window to side.

Dining Area

2 x radiators, laminate flooring, French doors to side, impressive window to rear, door to:

Utility Room

Door to front, door to rear, radiator, wall & base units with roll edged work surfaces over, inset sink with mixer tap & drainer, space for appliances, recessed spotlights.

First Floor Landing

Door to:

Bedroom

Window to side with amazing views of Woodingdean, radiator, door to en-suite, eaves storage space.

En-Suite Shower Room

WC, pedestal wash hand basin with hot & cold taps, corner shower cubicle with mains fed shower over, laminate flooring, part tiled walls, window to front.

Outside

Front Garden

Mainly laid to block paving providing off road parking, section laid to lawn, steps to front door.

Garage

Up & over door.

Rear Garden

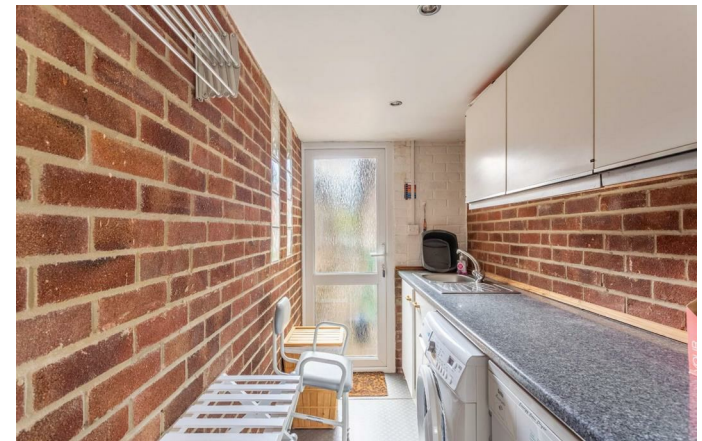
Patio seating area, door to garage, section laid to lawn, variety of flowering shrubs, enclosed by timber fencing.

Total approx floor area

140.0 sq.m. (1506.8 sq.ft.)

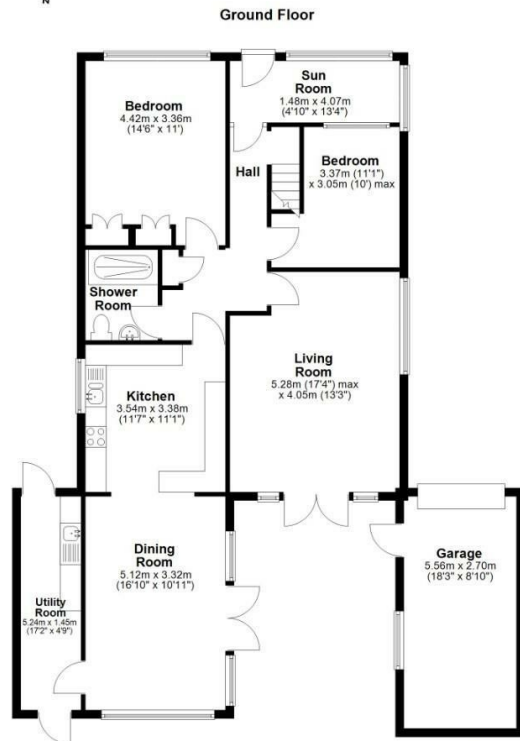
Council tax band D

V1





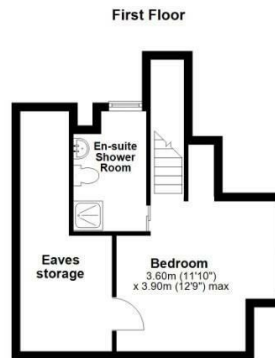




Main area: Approx. 140.0 sq. metres (1506.8 sq. feet)

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.

Balsdean Road



IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

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

SALES

39 Lewes Road,
Brighton,
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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.