



## 75 The Brow, Brighton, BN2 6LP

Price guide £450,000 Freehold

Price Guide: £450,000 - £475,000 Well presented 4 bedroom detached chalet bungalow situated on this impressive CORNER PLOT. Other features & accommodation include; SPACIOUS lounge, refitted kitchen, utility area, ground floor shower room/W.C., family bathroom/W.C., OFF ROAD PARKING & integral garage. Internal inspection comes highly recommended. Energy Rating: D56 Exclusive to Maslen Estate Agents

uPVC double glazed front door leading to:

### Split Level Entrance Hall

Central heating radiator, stairs rising to first floor, door to reception room/bedroom, stairs down to half landing, understairs storage cupboard, door to integral garage, door to lounge.

### Reception Room/Bedroom

Central heating radiator, wood effect flooring, coved ceiling, uPVC double glazed window to front.

### Lounge

Central heating radiator, wood effect flooring, coved ceiling, uPVC double glazed window to rear overlooking rear garden.

### Ground Floor Shower Room

Comprising tiled shower cubicle with electric shower unit, wall mounted wash hand basin, low level W.C., part tiled walls, wood effect flooring, uPVC double glazed window to side.

### Kitchen

Range of wall & base units with roll edged laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner ceramic hob with electric oven under & cooker hood over, space for further appliances, part tiled walls, wood effect flooring, cupboard housing 'Viessmann' gas boiler, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to side leading to:

### Utility Area

Laminated work surface with space & plumbing for washing machine under, space for further appliance, ceramic tile flooring, uPVC double glazed window to rear, uPVC double glazed door to front leading to outside, uPVC double glazed door to rear leading to rear garden.

### Split Level First Floor Landing

Stairs rising to half landing, Velux window to front.

### Bedroom

Central heating radiator, wood effect flooring, built in wardrobe with further cupboard above, uPVC double glazed window to rear overlooking rear garden & views over the south downs & towards the sea.

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Central heating radiator, uPVC double glazed window to rear overlooking rear garden & views over the south downs & towards the sea.

### Bathroom/W.C.

Comprising panelled bath with mixer tap & shower attachment, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, fully tiled walls & floor, uPVC double glazed window to rear.

### Bedroom

Central heating radiator, wood effect flooring, range of built in wardrobes, 2 x uPVC double glazed windows to front, door to:

### En-Suite W.C.

Low level close coupled push button W.C., wall mounted wash hand basin with tiled splashback, wood effect flooring.

### Outside

#### Front Garden

Lawned area which wraps around to the side, block paved private driveway providing off road parking for 2 vehicles & leading to integral garage.

#### Integral Garage

With metal up & over door, power & lighting.

### Rear Garden

Decked, paved & lawned rear & side garden being predominantly westerly facing.

### Total approx floor area

1325 sq.ft. (123.1 sq.m.)

### Council tax band E

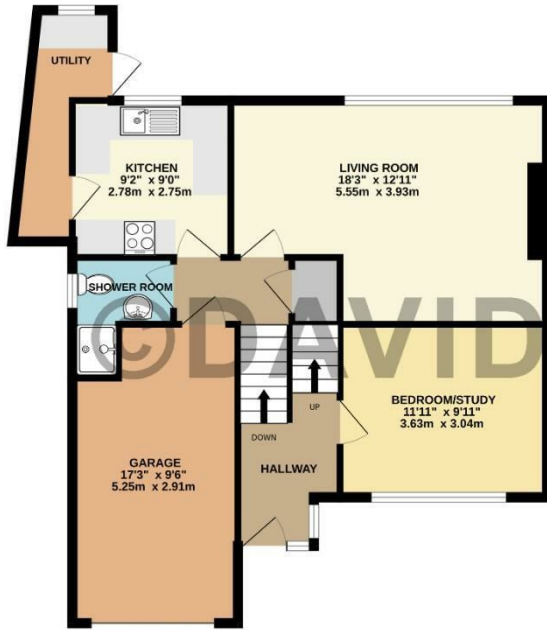
### V 2

*What the owner says:*

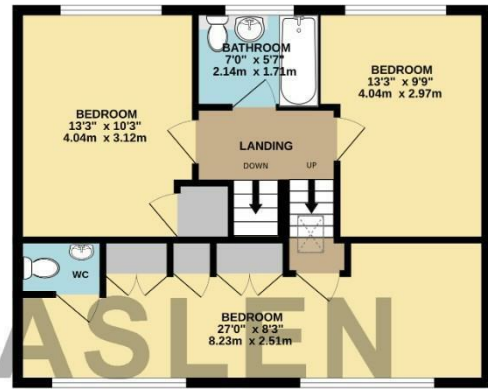
*"We have lived in this house for over 18 years and have loved our time here. We were drawn by the large bedrooms for the kids. They have been great for our growing teenagers, allowing them their independence. We have had the space for 5 adults in the house for years. It's a quiet neighbourhood and we have a double driveway making parking so convenient. We are now looking to downsize but will find it difficult to find other properties that compare to what we have here. We have maintained and developed the house over the years so hopefully the only thing you will need to do is make it to your own taste."*



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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**

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