40 Riley Road, Brighton, BN2 4AH

£450,000 Freehold

Situated on a POPULAR tree lined street is this SPACIOUS 4 bedroom 3 storey family home that offers generous and versatile accommodation throughout. The property features a large OPEN PLAN kitchen/dining room, a MODERN family bathroom and additional shower room, an east-facing rear garden and is available CHAIN FREE! This home is perfectly suited for families looking for more space. Viewings are highly recommended. Energy Rating: D68
Exclusive to Maslen Estate Agents.

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Front door to:

Hallway
Stairs to first floor, doors to all rooms.

Lounge/Bedroom
Bay window to front, radiator, built in cupboard housing boiler.

Shower Room
WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with mains fed shower over, ladder style heated towel rail, wood effect flooring.

Kitchen/Dining Room
Range of walls, vase & drawer units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Lamona' hob with extractor over, integrated oven below, space for appliances, part tiled walls, wood effect flooring, radiator, 2 x windows to side, French doors to rear.

First Floor Landing
Doors to all rooms, stairs rising to second floor, 2 x double glazed windows to side.

Bedroom
Double glazed window to front, radiator.

Bedroom
Double glazed window to rear, radiator.

Bedroom
Double glazed window to side, radiator.

Bathroom
White suite comprising panelled bath with mixer taps and mains plumbed shower over, vanity sink basin with mixer tap and cupboard under, WC with dual flush, chrome heated towel rail, mirror, laminate flooring, double glazed window to side.

Second Floor Landing
Storage cupboard, door to bedroom.

Bedroom
Double glazed window to rear, radiator.

Outside

Front Garden
Steps up to front door.

Rear Garden
Patio with steps up to lawned section.

Total approx floor area
108.9 sq.m. (1172.3 sq.ft.)

Parking zone U

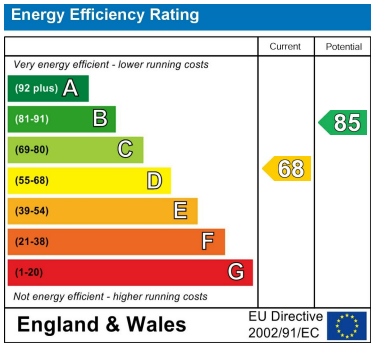
Council tax band B

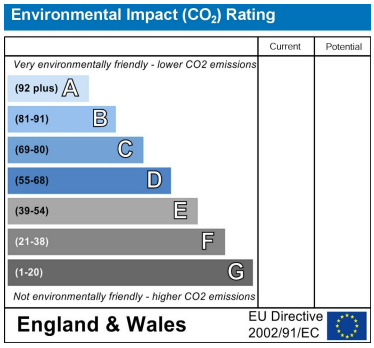
V1

Total area: approx. 108.9 sq. metres (1172.3 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.

Riley Road





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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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
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