



36 Larkfield Way
Brighton, East Sussex BN1 8EF
Offers In Excess Of £650,000

 **DAVID & CO**

36 Larkfield Way, Brighton, East Sussex BN1 8EF

An attractive and spacious 3 bedroom semi detached chalet bungalow situated in this highly favoured residential area just north of Surrenden Road, and enjoying an open aspect and views from the rear of the property. The property offers 1,270 sqft (118 sqm) of living space comprising on the ground floor: entrance hall, generous 25' living room with glazed doors leading onto the rear garden, spacious 20'x12' kitchen/dining room and 2 double bedrooms. On the first floor there is a main bedroom enjoying far reaching views over Patcham and towards the South Downs, and a modern contemporary style bathroom. Outside the front garden is arranged as a block paved driveway providing off street car parking for x2 vehicles, a gated side entrance leads to the level rear garden with timber decking and patio area. The property also further benefits from gas central heating and double glazed windows.

Location

Situated in this wide tree lined road in this sought after residential area just north of Surrenden Road with local shopping facilities available in Woodbourne Avenue, Carden Avenue and the vibrant Fiveways with its independent shops, good cafes and bars delivering an excellent range of locally sourced produce. Local schools are close to hand including Balfour, Dorothy Stringer and Varndean schools and numerous parks including Hollingbury Park, Blakers Park and Preston Park are within easy reach. Regular local bus services are nearby in Carden Hill and Ditching Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Entrance Hall

Approached via a double glazed front door. x2 period style radiators. Recessed downlighters. Window to the side. Staircase leading to the first floor.

Spacious Lounge 25'10" x 12'7" (7.88 x 3.85)

A spacious lounge with wooden fire surround with fitted cast iron stove. x2 old school style radiators. Stripped wooden floorboards. Double glazed doors leading directly onto the rear garden.

Kitchen/Breakfast Room 20'6" x 12'7" (6.25 x 3.85)

An extended kitchen/breakfast room fitted with a range of shaker style units comprising stainless steel one and a half bowl sink unit with mixer tap inset in timber worktops with range of cupboards and drawer units below. Integrated freezer. Space for fridge/freezer. Space for range style cooker with fitted extractor hood above. Further range of cupboards and drawer units. Matching range of wall cupboards. Tiled floor and stripped wooden floorboards.

Kitchen Area 11'6" x 10'10" (3.51 x 3.32)

Fitted with a range of shaker style units comprising stainless steel one and a half bowl sink unit with mixer tap inset in timber worktops with range of cupboards and drawer units below. Integrated freezer. Space for fridge/freezer. Space for range style cooker with fitted extractor hood above. Further range of cupboards and drawer units. Matching range of wall cupboards. Tiled floor. Double glazed window to side. Double glazed doors leading to the rear garden.

Breakfast Area 11'7" x 7'10" (3.54 x 2.41)

Stripped wooden floorboards. Space for dining table and chairs. Period style radiator. Larder cupboard with window and housing meters.

Utility Cupboard 5'3" x 3'4" (1.61 x 1.02)

Fitted work surface with space and plumbing for washing machine under. Wall mounted gas central heating boiler. Tiled floor. Window to side.

Bedroom 2 14'2" x 11'0" (4.33 x 3.37)

With a double glazed bay window to the front. Stripped wood floor. Picture rail. Old school style radiator.

Bedroom 3 14'0" x 11'10" (4.28 x 3.62)

With a double glazed bay window to the front. Timber fire surround with tile hearth. Stripped wood floor. Old school style radiator.

First Floor

Landing

Access to eaves storage space. Recessed downlighters. Velux window to side.

Bedroom 1 16'0" x 13'9" (4.88 x 4.20)

Enjoying a double aspect with x2 Velux windows to the front and a large double glazed dormer window to the rear enjoying extensive views. Stripped wooden floorboards. Period style radiator. Access to eaves storage space.

Bathroom 7'8" x 7'0" (2.34 x 2.14)

Contemporary style modern bathroom with part tiled walls and white suite comprising modern freestanding roll edge bath with mixer taps and hand shower attachment. Low level wc. Circular wash hand basin set on a timber plinth with mixer tap. Heated towel rail/radiator. Stripped wooden floorboards. Double glazed window to rear.

Outside

Front Garden/Parking

Being mainly block paved providing off street parking.

Rear Garden

A level rear garden arranged as a deck patios area leading to the level lawned section with raise flowerbeds. Second decked seating area. Gated side entrance.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal contact either David Whittle or David Coleby 01273 555333 or email: sales@davidandco.biz VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





Ground Floor
Area: 90.0 m² ... 969 ft²



First Floor
Area: 28.0 m² ... 302 ft²

Total Area: 118.0 m² ... 1270 ft²

All measurements are approximate and for display purposes only.



