



Canfield Road, Brighton, BN2 4DN

£425,000 Freehold

This BEAUTIFULLY PRESENTED 3 bedroom bay fronted house, situated on a POPULAR residential street, offers a fantastic opportunity for buyers looking for a wonderful family home. The property boasts; a SPACIOUS Kitchen/Breakfast Room, PRETTY VIEWS over Brighton & a sunny WEST FACING REAR GARDEN that's perfect for relaxing or entertaining. Located close to local amenities, schools & transport links into the city centre, this location blends convenience with a welcoming community feel. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wood effect flooring, window to front, radiator, stairs rising to first floor, wall mounted heating thermostat, understairs storage cupboard, doors to both rooms.

Lounge

Bay window to front with fitted shutters, radiator, feature fireplace, cupboards & shelving built into chimney recess, oak herringbone flooring.

Open Plan Kitchen/Dining Room

Kitchen Area

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob with with extractor fan over, integrated oven below, space for fridge/freezer, space for dishwasher, full height cupboard with storage & space & plumbing for a washing machine, breakfast bar with seating & further cupboards, part tiled walls, laminate flooring, window to rear with amazing views over Brighton.

Dining Area

Upright radiator, French doors to rear garden, wood effect flooring, radiator, built in storage cupboards.

First Floor Landing

Hatch to loft space, doors to all rooms.

Bathroom

WC, wash hand basin with mixer tap & vanity storage below, L shaped bath with mixer tap & wall mounted shower over, glass shower screen, part tiled walls, tiled floor, ladder style heated towel rail, recessed spotlights, window to rear with frosted glass.

Bedroom

Window to rear with fitted shutters, amazing views over Brighton, radiator, built in storage cupboard housing wall mounted 'Vaillant' boiler.

Bedroom

Bay window to front with fitted shutters, radiator, 2 x built in wardrobes.

Bedroom

Window to front, with fitted shutters, radiator.

Outside

Rear Garden

Patio seating area, section laid to lawn, timber shed, enclosed by timber fencing.

Total approx floor area

82 sq.m.

Council tax band C

Parking zone U

V2

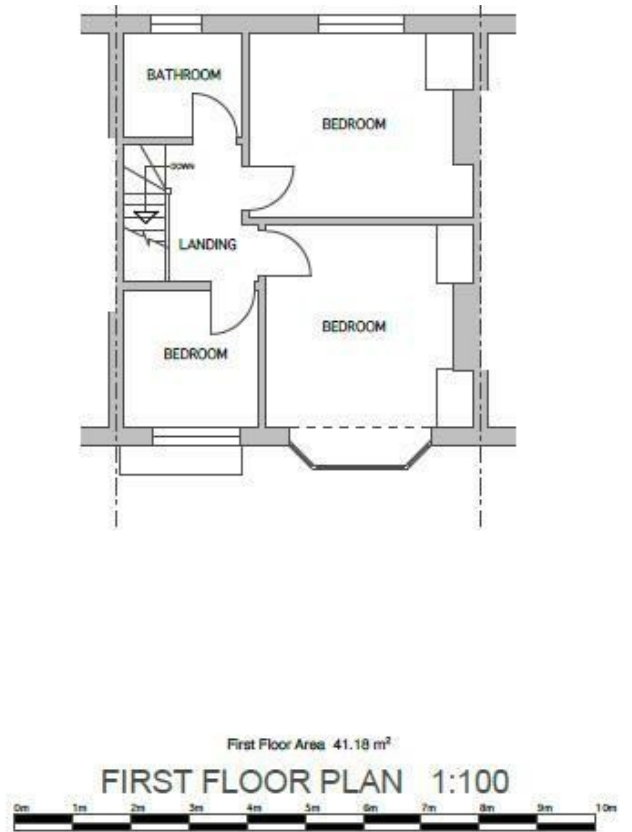
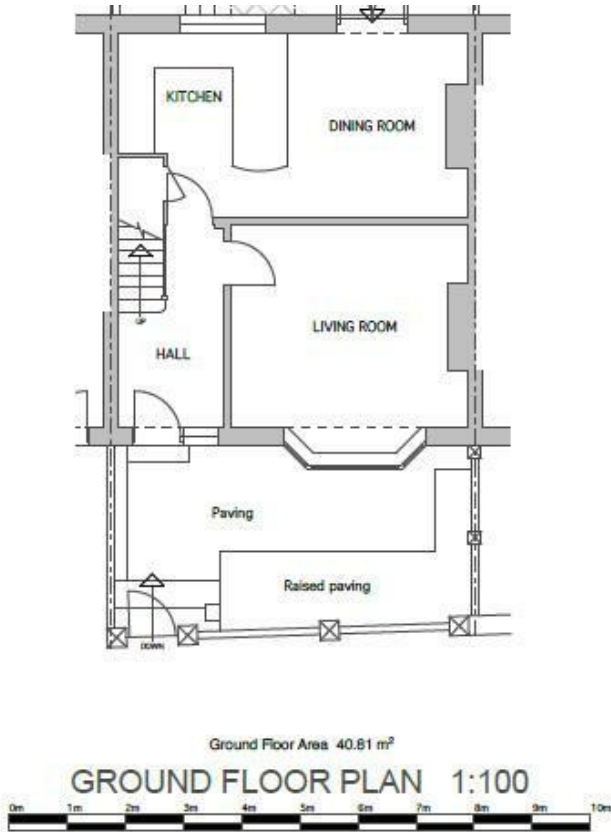
What the owner says:

"We've spent over 15 happy years in the house and it's been a fantastic place to live. The area has a really great feel to it — friendly, convenient, and ideal for families. Being just a short walk from the shops and amenities on Lewes Road has always been incredibly useful, while still feeling nicely tucked away from the busier parts of the city.

One of the things we've always loved most is the view — it's quite special looking out across the city to the sea and over to the South Downs, and it's something we'll really miss.

Over the years we've put a lot of work into the house, renovating and upgrading throughout, so it's in great condition and ready for someone else to enjoy. It's been a brilliant home for us and we'll be sad to leave."





IMPORTANT

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

IMPORTANT

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