



## 44 Holden Road East Brighton-Le-Sands, L22 2AH

### Asking Price £230,000

**\*\*Spacious Corner Plot Home with Extension Potential – Brighton-le-Sands (L22)\*\***

Situated on a generous CORNER PLOT in the highly sought-after L22 area of Brighton-le-Sands, this well-presented two DOUBLE bedroom semi-detached home offers an exciting opportunity for first-time buyers or those looking to create a larger home in the future. Rarely does a property in this vibrant coastal location offer such POTENTIAL with substantial outside space and PLANS already drawn for a double-height side extension and/or single-storey wraparound extension.

The property benefits from DRIVEWAY PARKING for up to three vehicles, EV Charger point and a low-maintenance rear GARDEN designed for both practicality and relaxation, featuring a pergola that provides a covered outdoor space ideal for year-round use, along with a useful storage shed.

Internally, the ground floor comprises an entrance PORCH leading into a welcoming hallway, opening into a spacious lounge and dining room. The modern kitchen is complemented by a separate utility/laundry room and a useful walk-in pantry.

Upstairs, the home offers good-sized double bedrooms, including a principal bedroom with built-in dressing space, along with a spacious family bathroom featuring a corner bath.





## Porch

Pitched tile roof, White UPVC Entrance Porch, ideal for storing coats and shoes.

## Hall

UPVC door

## Lounge/Dining Room

14'5" x 13'0" (4.40 x 3.97)

Entering from Hall, Fitted carpet, large window to the front aspect, feature chimney breast, door through to kitchen.

## Kitchen

12'4" x 7'6" (3.76 x 2.31)

White high-gloss fitted kitchen units with laminate work surfaces, tiled flooring and splashback, oven with over extractor. Stainless steel sink and drainer. Adjoining utility/laundry room with plumbing for washing machine. under stairs walk in pantry. Door to rear pergola with roof and gardens.

## Bedroom 1

15'7" x 10'9" (4.75 x 3.30)

DOUBLE Fitted carpet, window to front aspect.

## Bedroom 2

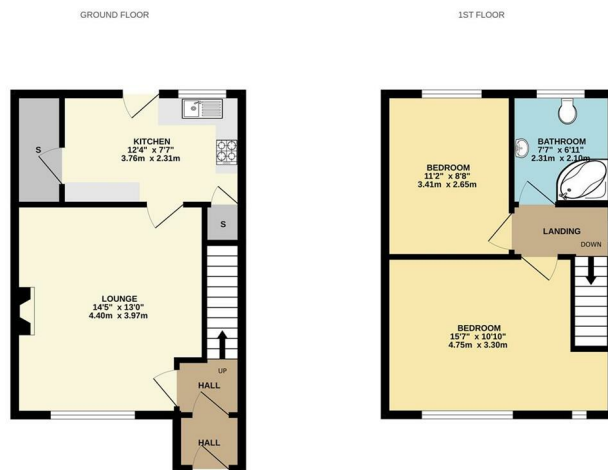
11'2" x 8'8" (3.41 x 2.65)

DOUBLE - Built in wardrobes, wood effect laminate flooring and window to rear aspect.

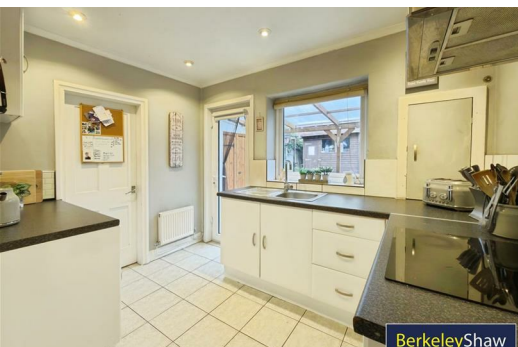
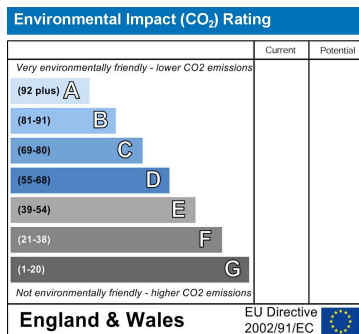
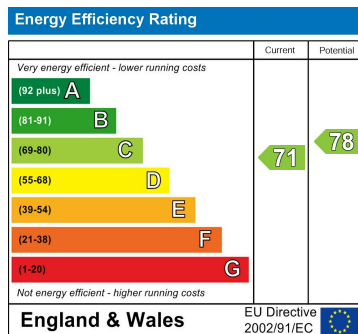
## Bathroom

7'6" x 6'10" (2.31 x 2.10)

Spacious room with corner bath, WC and sink. Tiled walls and wood-effect laminate flooring. Frosted window to rear aspect.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with Metaphor 10.000



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

