



6 Lodge Close

Brighton BN41 2PZ

Asking Price Of £325,000

- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING GARDEN
- PRIVATE DRIVE
- FREEHOLD
- PRESENTED IN EXCELLENT ORDER

A beautifully presented two double bedroom terraced house offering bright, well proportioned accommodation and a delightful south facing rear garden.

The property has been maintained to an excellent standard throughout, creating a stylish and welcoming home ready for immediate occupation. The ground floor features a spacious living/dining room, providing an attractive and versatile space for both relaxing and entertaining, complemented by a well appointed kitchen. Upstairs are two double bedrooms together with a contemporary shower room finished in a modern style.

A particular highlight is the landscaped south-facing rear garden, thoughtfully arranged to provide an inviting outdoor space that enjoys excellent natural sunlight throughout the day. Further enhancing the appeal is the benefit of a private driveway, providing valuable off road parking.

Situated in a convenient location, the property offers easy access to a variety of local amenities and transport connections, whilst the beautiful open spaces and countryside of the South Downs are also close at hand. Combining immaculate presentation, generous accommodation, private parking and a sunny landscaped garden.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric oven with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM Radiator, sliding patio door to garden.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 Range of mirror fronted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 Fitted double wardrobe, cupboard housing 'Worcester' gas fired boiler, two UPVC double glazed windows, radiator.

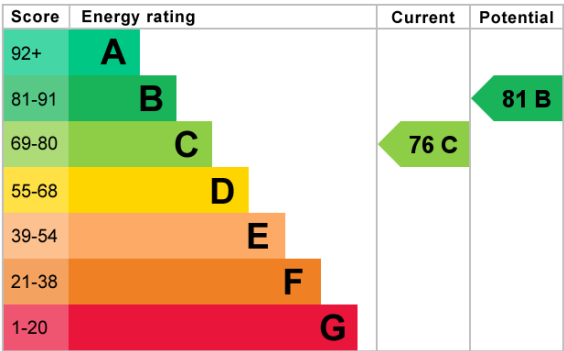
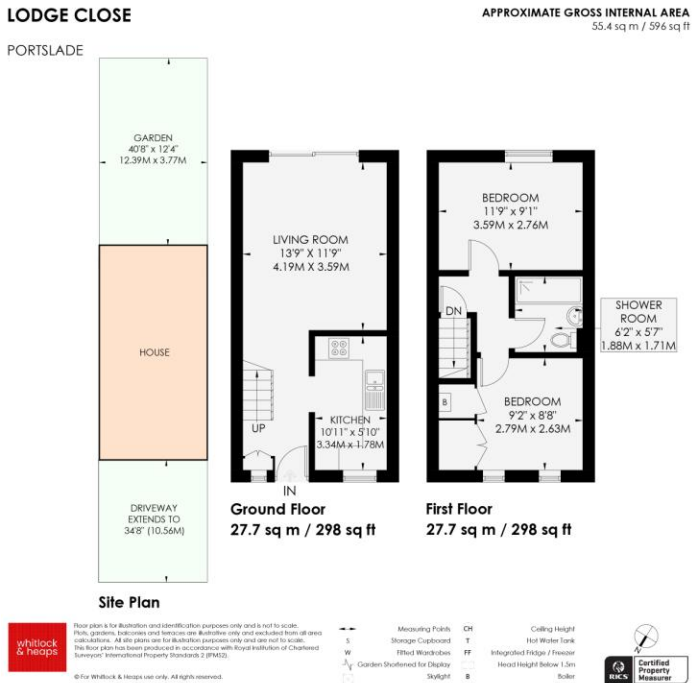
SHOWER ROOM Beautifully fitted with walk in shower, wash hand basin with cupboard under, low level w.c, tiled floor with under floor heating.

OUTSIDE

PRIVATE DRIVE

SOUTH FACING GARDEN Landscaped with patio areas and borders, shed, gate offering a rear access.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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