



# 41 Totland Road, Brighton, BN2 3EP

Price guide £375,000 Freehold

Price Guide: £375,000 - £400,000 \*\*\* A fantastic opportunity to acquire this 2/3 bedroom END OF TERRACE home, ideally positioned just off Elm Grove in a highly SOUGHT AFTER residential location. Requiring modernisation throughout the property offers enormous scope for improvement & the chance to create a wonderful home tailored to your own taste & style. Brimming with potential, the accommodation is GENEROUSLY PROPORTIONED & features a SPACIOUS OPEN PLAN lounge/dining room, providing an excellent space for both everyday living & entertaining. Further benefits include; a private garage, gas central heating & is available CHAIN FREE. Situated within easy reach of local amenities, schools & transport links, this property represents an exciting refurbishment opportunity in a POPULAR & convenient location. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents.

Front door to:

### **Hallway**

Cupboard housing electric meter & fuse board, door to dining room, stairs to first floor.

### **Lounge**

Double glazed windows to front, fireplace, radiator.

### **Dining Room**

Wall mounted thermostat, cupboard housing gas meter, feature fire place, double radiator, double glazed window to rear.

### **Kitchen**

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit & drainer, space for cooker, space & plumbing for washing machine, space for tall fridge freezer, wall mounted combi boiler, part tiled walls, vinyl flooring, X2 double glazed windows to rear, patio door to rear garden.

### **First Floor Landing**

Radiator, hatch to loft, doors to:

### **Bedroom/Office**

Double glazed window to rear, radiator.

### **Shower Room**

Shower cubicle, pedestal wash hand basin, radiator.

### **WC**

Low level WC, window to side.

### **Bedroom**

Double glazed window to rear, radiator.

### **Bedroom**

Double glazed windows to front, radiator, feature fire place.

### **Front Garden**

Pathway to front door, lawned area with walled and fenced boundaries

### **Rear Garden**

Patio rear garden with raised beds walled and fenced boundaries.

### **Garage**

Double doors onto Bernard Place.

### **Total approx floor area**

84.2 sq.m. (906.4 sq.ft.)

### **Parking zone S**

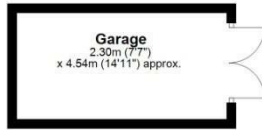
### **Council tax band C**

### **V1**

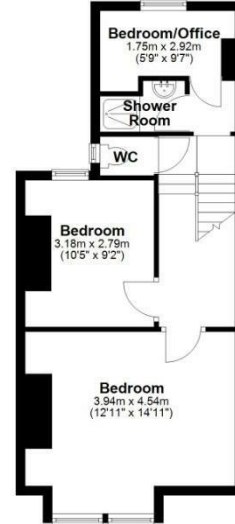




### Ground Floor



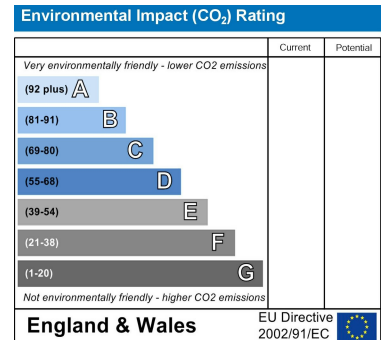
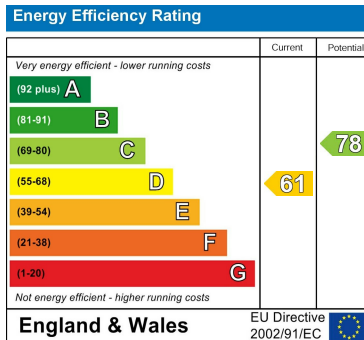
### First Floor



Total area: approx. 84.2 sq. metres (906.4 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.

### Totland 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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