



88 Dudley Road

Brighton BN1 7GL

Offers In Excess Of £700,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN
- LIVING ROOM
- DINING ROOM
- GARAGE
- GARDENS
- UPVC DOUBLE GLAZED WINDOWS

Whitlock and Heaps are delighted to offer to market this **OUTSIDE** individual detached family home offering versatile four bedroom accommodation with two separate reception **GARAGE** Power and light. rooms and a modern kitchen to the ground floor.

Outside this family home features a secluded private garden and benefits from a detached garage with a brick built store to the rear. Situated in this convenient location within walking distance of local shops. **GARDENS** The gardens wrap around the property being mainly laid to lawn with flower borders, paved patio, brick built shed.

ENTRANCE HALL Feature fireplace with tiled surround and timber mantle, radiator, under stairs storage.

CLOAKROOM/UTILITY Comprising low level w.c., sink and worktop, plumbing for washing machine, 'Worcester' gas-fired boiler, UPVC double glazed window, radiator, part tiled walls, airing cupboard housing hot water cylinder with linen shelving over.

KITCHEN Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with range of cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor over, two ovens, integrated washing machine and fridge/freezer, radiator, UPVC double glazed window, door to garden.

LIVING ROOM Double aspect, radiator, 'French' doors to garden.

DINING ROOM Double aspect with two UPVC double glazed windows, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft space, radiator.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with shower over, glazed shower screen, pedestal wash-hand basin, low level w.c., UPVC double glazed window, part tiled walls, radiator.

DUDLEY ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1626 sq ft / 151.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1703 sq ft / 158.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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