

# Paul Bott & Co



- Three Bedrooms
- Semi- Detached House
- Garage
- Turn Key

3 Batemans Road, Brighton, BN2 6RD

Offers In Excess Of £400,000

Presenting a delightful 3-bedroom semi-detached house with a garage and conservatory. This inviting home showcases a lovely finish and paneling throughout, offering a warm and welcoming ambiance. The property boasts ample living space, ideal for comfortable family living and entertaining. With its charming features and practical layout, this residence provides the perfect setting for creating lasting memories.

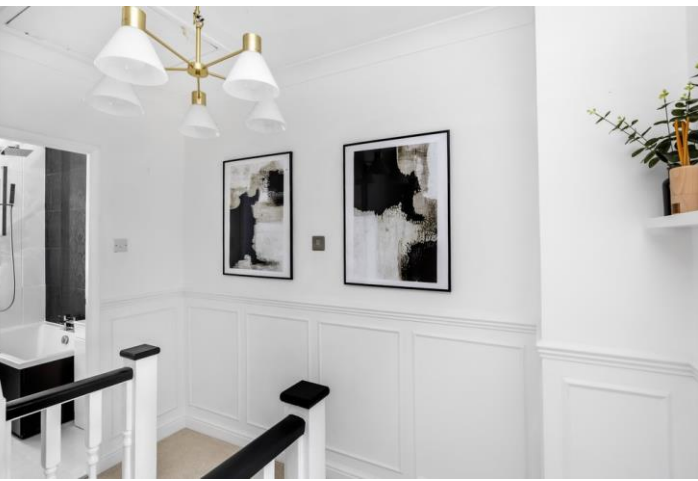


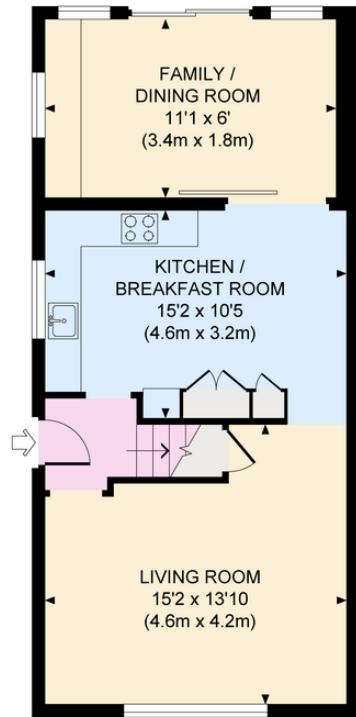
## Property Description

As you enter 3 Batemans Road, you will find a fully carpeted stairwell leading up to the bedrooms. To the right, you will encounter brand new carpet, chrome fittings for the lights, white radiators, and double glazed windows. Additionally, there is a media console perfect for your TV needs. As you continue to the left, underneath the stairs you will find meters and plentiful storage. The room features grey carpet, lovely sage walls, and a secondary entrance to the dining area and kitchen. Moving along, you will come across a kitchen fitted in the last 2 years with low level lighting, and boiler, Marble effect worktop, dark laminate flooring, and gold chrome handles.

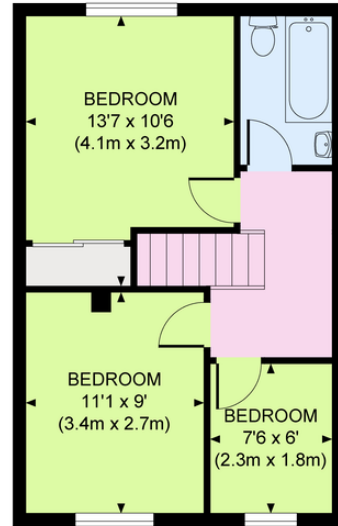
Heading back around the full loop of the house, you will reach the hallway with white panelling throughout. To the left, there is a fully carpeted child's bedroom with inbuilt ceiling speakers, lights, and double glazed windows. The bathroom features a ceiling speaker and downlights. Following the hallway to the secondary bedroom with a pink chrome light switch, inbuilt speakers and once again a large double glazed window finally you will arrive at the principle bedroom with a large built in wardrobe and rear panelled wall and Cream painted walls.



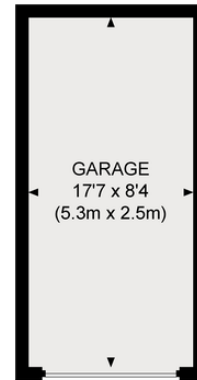




GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area  
896 sq ft / 83.3 sq m  
Approximate Gross Internal Area Outbuildings  
145 sq ft / 13.5 sq m  
Total Gross Internal Area 1041 sq ft / 96.8 sq m



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This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.