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Any floor plans shown are for identification purposes only and are not to scale
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EPC : B

£375,000



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A very well presented, bright and spacious 3 bedroom End of terrace house built only 8 years ago and located in a nice road with off street parking for 2 cars and a West facing rear garden. The property has a bright and spacious feel with a good size Lounge and open plan kitchen.

A new composite front door leads to a good size Entrance Hall. There is a ground floor Cloakroom/WC and the hall has wood effect flooring. The Hall leads to the Lounge/Dining room which is at the rear of the house and is a bright dual aspect room with wide French doors to the rear garden. The owners have the lounge area to one end overlooking the rear garden and then a Dining room table between the Lounge and the Kitchen. The Kitchen, being only 8 years old is still modern and has integrated appliances to include an oven, hob, fridge/freezer, dishwasher and washing machine. The Kitchen overlooks the front garden and into the close.

The first floor has 3 bedrooms and 2 bathrooms. The main Bedroom has built in wardrobes and its own En-Suite Shower room with shower cubicle, wash basin and low level WC. The other 2 Bedrooms overlook the rear garden and are nice bright rooms. A family Bathroom completes the accommodation on the first floor.

Being an end of terrace, the house has the benefit of its own side pathway and gate to the rear garden. The front garden is laid to lawn with a path to the front door. The property also has the benefit of 2 allocated parking spaces directly in front of house. The rear garden is particularly nice and is neatly laid to lawn and has a paved patio area. To the end of the garden is a useful shed and small child's play area. Its worth noting that the rear garden is West facing so gets the sun until the end of the day.

The house is nicely situated at the entrance to the development so is easy to get to and is a short walk to the A259 Coast road with its varied shops, café's and restaurants and with its excellent bus service providing frequent access to Brighton City Centre.

Another plus point of its location is its close proximity to the 'Big Park' with its lovely walks, play areas and Café. The local primary schools and PCS secondary school are also close by.



ENTRANCE HALL

LOUNGE/DINING ROOM 16'10" x 15'10" (4.90m x 4.60m)

KITCHEN 9'4" x 8' (2.89m x 2.43m)

GROUND FLOOR CLOAKROOM/WC

BEDROOM 1 13'3" x 10'3" (4.05m x 3.13m)

EN-SUITE SHOWER ROOM 6'8" x 5'2" (2.07m x 1.58m)

BEDROOM 2 10'8" x 9' (3.29m x 2.74m)

BEDROOM 3 10'8" x 6'5" (3.29m x 1.98m)

BATHROOM 7' x 4'10" (2.13m x 1.24m)

Council tax band: C