



21 Hampden Road, Brighton BN2 9TN

Offers over £450,000 Freehold



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A spacious 4 BEDROOM Victorian terrace house located in the popular and SOUGHT AFTER HANOVER DISTRICT. This extended property has a modern kitchen and bathroom, double glazed windows and USEFUL CELLAR STORAGE and utility areas. Energy Rating: E49 Exclusive to Maslen Estate Agents.

WHAT THE OWNER SAYS:

"We have lived here in Hampden road for 33 years and for us it was the location which drew us here, with parks, schools, shops all within walking distance and our favourite beach walks. Now that our 5 children have left home it's sadly time to move on and downsize."

Front door to:

Entrance Hall

Doors to through lounge/dining room and the kitchen. Stairs to the first floor and lower ground floor. Wooden floor.

Through Lounge/Dining Room

Bright dual aspect through room. Double glazed windows to the front bay, double glazed window to the rear, wooden floor, electric fire.

Kitchen

Modern hi-gloss range of wall, base & drawer units with work surfaces over, dual aspect room with windows to the side & rear. Inset stainless steel sink & hob, fitted fridge and oven, spotlights.

Lower Ground Floor

Cellar storage & utility space. Door to courtyard garden.

First Floor Landing

Doors to 2 bedrooms and the bathroom. Stairs to the 2nd (top) floor.

Bedroom

Full width double bedroom with double glazed window to the front, coved ceiling, laminate flooring.

Bedroom

Double bedroom with double glazed window to the rear, laminate flooring.

Bathroom

Classic white suite comprising panelled bath with mixer tap, corner tiled shower cubicle with electric shower, pedestal wash hand basin & low level close coupled WC. Double glazed window with frosted glass, spotlights, tiled walls, inset mirror.

Second Floor Landing

Double glazed window to the rear with impressive far reaching rooftop views.

Bedroom

Double bedroom with double glazed window to the front.

Bedroom

Double bedroom with double glazed window to the rear. Laminate flooring, fantastic far reaching rooftop views.

Outside

Smart westerly aspect courtyard. Stairs to raised decked area.

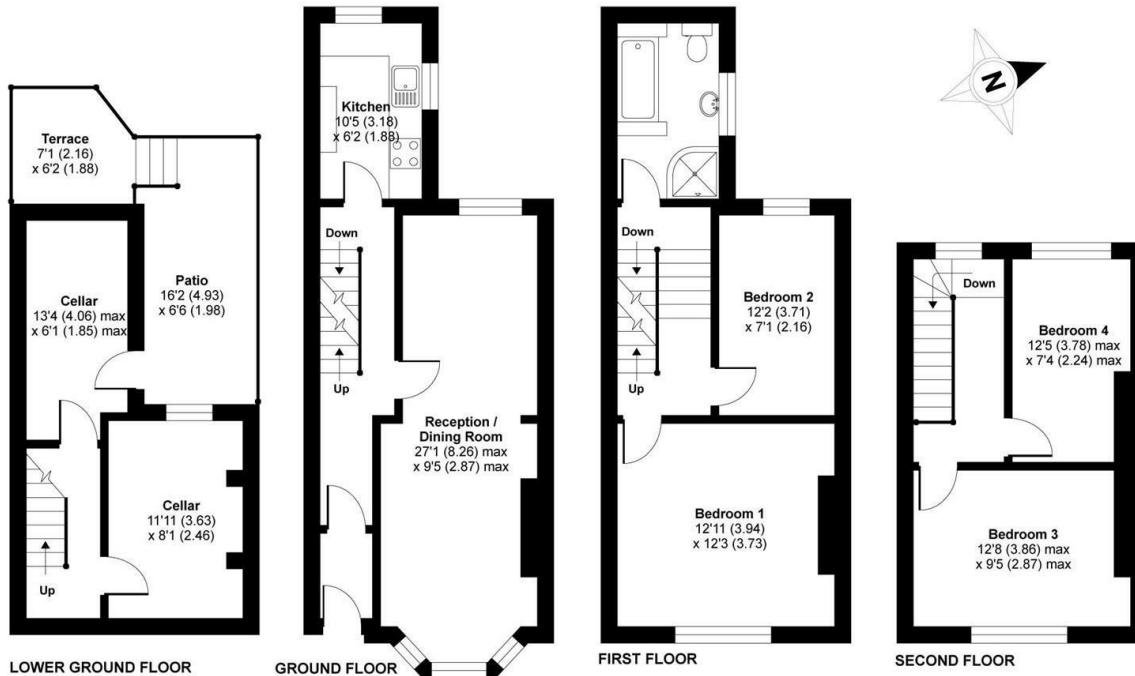
Total approx Floor Area

135 sq.m (1453 sq.ft)



Hampden Road, Brighton, BN2

APPROX. GROSS INTERNAL FLOOR AREA 1453 SQ FT 135 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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