

Price guide £360,000 Freehold



80 The Brow, Brighton, BN2
6LN

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A BEAUTIFULLY PRESENTED and well arranged 3 bedroom SEMI-DETACHED HOUSE with a smart modern kitchen & bathroom, a bright, 23'9 dual aspect through lounge/diner and private OFF STREET PARKING leading to the GARAGE. The well kept, LANDSCAPED GARDEN has a raised decked and lawned area and due to the property's ELEVATED POSITION in this sought after residential area, the views are great. Viewing recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents.



Double glazed front door to:

Entrance Lobby

Double glazed windows, heater, door to:

Hallway

Doors to the through lounge/dining room, kitchen & the ground floor WC. Stairs to the first floor. Radiator, wood floor, under stairs storage cupboard, coved ceiling, spotlights.

Through Lounge/Dining Room

23'9 x 12'4 narrowing to 10'4 (7.24m x 3.76m narrowing to 3.15m)

Smart, beautifully presented dual aspect through room. Double glazed windows to the front with rooftop views, double glazed window to the rear overlooking the garden, wood floor, spotlights, coved ceiling, modern electric fire, 2 x radiators.

Kitchen

8'10 x 8'4 (2.69m x 2.54m)

Smart modern kitchen comprising range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel sink positioned below the double glazed window overlooking the garden, inset 4 burner gas hob with oven under & cooker hood over, space for appliances, part tiled walls, built in storage cupboard, radiator, tiled floor, spotlights, coved ceiling, double glazed door to the garden.

Ground Floor WC

Low level WC, wash hand basin, tiled floor, built in cupboard housing boiler, chrome upright radiator/towel rail, tiled floor, double glazed window with frosted glass, spotlights.

First Floor Landing

Doors to the 3 bedrooms & bathroom. Double glazed window to side, spotlights, built in cupboard, hatch to loft space.

Bedroom 1

10'8 x 10'4 (3.25m x 3.15m)

Double bedroom with double glazed window to rear overlooking the garden, built in wardrobes, spotlights, coved ceiling, radiator.

Bedroom 2

10'9 x 10'8 (3.28m x 3.25m)

Double bedroom with double glazed window to the front & elevated views, radiator, spotlights, coved ceiling.

Bedroom 3

8'7 x 7'9 maximum (2.62m x 2.36m maximum)

Dual aspect 'L' shaped single bedroom with double glazed windows to the front, large built in store cupboard, coved ceiling.

Bathroom

Smart, modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level close coupled WC. Part tiled walls, radiator, spotlights, double glazed window with frosted glass.

Outside

Rear Garden

31'7 x 23'7 (9.63m x 7.19m)

Well kept landscaped rear garden with lawned, patio & raised decked areas. Fenced boundaries, raised borders with railway sleepers, outside tap, light & power, side access.

Front

Off street parking. Stairs to the front terrace area & the front door. Gate to side access. Lawned front garden.

Garage

7 x 16'3 (2.13m x 4.95m)

Single garage with up & over door, power & lighting.

Total approx Floor Area

91 sq.m (979.9 sq.ft)







Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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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.

OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton, East Sussex
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton, East Sussex
BN1 6JF
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean, Brighton,
East Sussex BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk



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