

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)



Location:

Woodingdean is mainly a residential area, situated between the Coast and the South Downs, giving us great views but also close to the City Centre. Nearby in Warren Way where you will find a selection of shops to include a chemist, Post Office, hardware store, local Co-op and a cafe. In Warren Road you will find more shops to include Tesco Express, hardware/gift shop and pet store. There is a variety of takeaways in Woodingdean which include Uncle Sams, Pizza, Chinese and fish & chips!

If you want more of a variety of entertainment; Brighton Marina is about 3 miles away where you will find a cinema, bowling complex and a casino. There are bus services close by to take you to Rottingdean Village for shops, pubs and restaurants and you can access the beach!

For Football followers the Amex Stadium is about 2 miles down the Falmer Road with either a cycle/footpath or park and ride service. For dog owners/hikers or fitness enthusiasts - there are many paths around the surrounding Downs with various access points from Woodingdean.

Local schools are Oak Nursery, Downs View Special School & Woodingdean Primary located in Warren Road and Rudyard Kipling in Chalkland Rise/Downs Valley Road and for High School there is Longhill which is approximately a mile and a half away in neighbouring Ovingdean.



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.

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