

Offers over £400,000 Freehold



29 Cobden Road, Brighton,  
BN2 9TL



# 29 Cobden Road, Brighton BN2 9TL

A FANTASTIC, BEAUTIFULLY PRESENTED 2 bedroom VICTORIAN HOUSE , located in the SOUGHT-AFTER HANOVER district. The house has an attractive WESTERLY ASPECT rear GARDEN, an impressive kitchen & bathroom and PRETTY PERIOD FEATURES. Energy Rating: D65 Exclusive to Maslen Estate Agents



**uPVC double glazed front door to:**

### Hallway

High level cupboard housing electric fuses.

### Lounge

Radiator, stripped wooden floorboards, picture rail, uPVC double glazed sash bay window to front.

### Dining Room

Radiator, stairs to first floor, open to kitchen, uPVC double glazed sash window. Steps down to:

### Kitchen

Modern kitchen comprising range of wall & base units with roll edged work surfaces over, inset 4 ring gas hob with oven below & stainless steel cooker hood above, inset stainless steel single drainer sink unit with mixer tap, cupboard housing 'Ideal' boiler, space for appliances, recessed spotlights, part tiled walls, uPVC double glazed window and door to outside rear.

### Half Landing

Door to:

### Bathroom

Modern bathroom with roll top bath, corner shower cubicle with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, part panelled walls, laminate flooring, uPVC double glazed window with frosted glass.

### First Floor Landing

Hatch to loft space accessed via metal loft ladder.

### Bedroom 2

Built in wardrobe cupboard, radiator, uPVC double glazed sash window with a stunning view over the garden to the city centre.

### Bedroom 1

2 built in wardrobe cupboards, 2 x radiator, uPVC double glazed sash bay window to front.

### Outside

Steps down to:

### Rear Garden

43'11 x 11'0 (13.39m x 3.35m)

Westerly facing rear garden with patio area leading to lawned area with mature shrub borders and mature flowering cherry tree.

### Total approx Floor Area

70.2 sq.m (755 sq.ft)





WHAT THE OWNER SAYS:

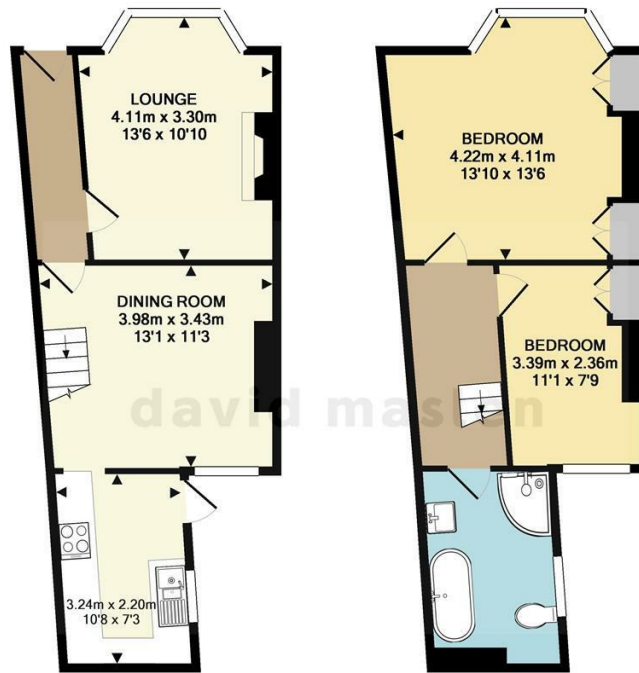
*"We have greatly enjoyed our 9 years in Hanover! The neighbourhood is friendly and very convenient for town and the station, with a great school around the corner. The house is light and cheery and has been a lovely home for us.... we will miss the flowering of the cherry tree each spring."*











GROUND FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M.  
(382 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(373 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.2 SQ.M. (755 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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