



88 Cowley Drive, Brighton, BN2 6WD

£280,000 Freehold

NO STAMP DUTY for FIRST TIME BUYERS...

This 3 bedroom terraced house - which is in NEED of some UPDATING - benefits from a MODERN KITCHEN and a separate utility area as well as STUNNING VIEWS towards DOWNLAND. EPC C69

## To The Front

uPVC double glazed door with frosted glass with double glazed and frosted glass panel to the side.

## Hallway

Radiator, 'Honeywell' wall mounted hot water and heating thermostat, cupboard under the stairs housing gas meter. Stairs to the first floor. Doors to

## Lounge

Dual aspect room with double glazed lounge to the front and the rear, radiator, gas heater with shelving around. Window to the rear has views to Downland.

## Dining Room

Radiator, double glazed window to the rear.

## Kitchen

Range of kitchen fitments comprising wall and base units with roll edge work surfaces over, stainless steel single drainer sink unit. Inset 4 ring gas hob with 'Ignis' extractor unit over. Inset 'Indesit' oven and grill. Space for dishwasher. Built-in cupboard housing 'Potterton' boiler, uPVC double glazed door to the rear, leading to the rear arden, with double glazed panel to the side. Part tiled walls. Door to

## Utility Room

Wall and base units with roll edge work surfaces over, spaces for washing machine, tumble dryer, fridge, freezer. Fuses, electric meter. Single glazed window to the front, uPVC double glazed door to the front.

## Stairs to First Floor

## Landing

Hatch to loft space, double glazed window to the rear.

## Bedroom

Radiator, double glazed window to the front, built-in cupboard housing factory-lagged hot water tank.

## Bathroom

Range of bathroom fitments comprising shower cubicle with 'Triton' shower attachment, pedestal wash hand basin, radiator, part tiled walls. Double glazed window to the rear with frosted glass.

## WC

Low level close coupled WC, double glazed window to the rear with frosted glass.

## Bedroom

Radiator, double glazed window to the front, built-in cupboard with hanging rail.

## Bedroom

Double glazed window to the rear with views to Downland, built-in cupboard with shelving.

## Outside

### Front Garden

Off road parking for one car, pebbled area, path leading to front door. Variety of shrubs and bushes along the borders

### Rear Garden

Mainly laid to lawn with hedges to the side and the rear border. Patio seating area and further patio seating area. Decked seating area, shed, range of plants and trees.

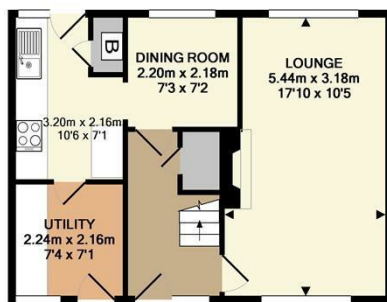
### Location:

*Situated towards the South Side of Woodingdean is Cowley Drive, with bus services to the City centre close by. There are Schools for all ages which are located in Woodingdean, Ovingdean and Rottingdean. Local shops can be found in Cowley Drive, Warren Road and Warren Avenue, for that bigger shop you can visit Brighton Marina Village, which is also handy for various bars/restaurants/cinema. Easy access to the A27/A23 via the Falmer Road. For your leisure time you will find various Public footpaths running through the Downs and childrens parks in Kipling Avenue, Happy Valley and the historic village of Rottingdean. for access on to the beach.*

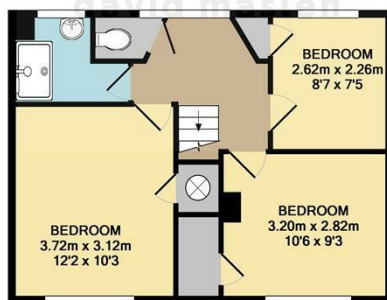








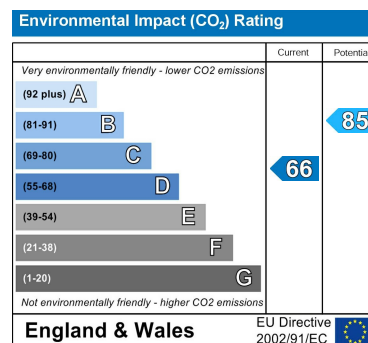
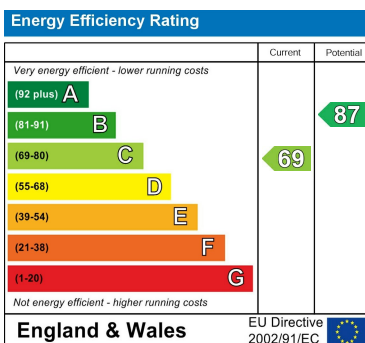
GROUND FLOOR  
APPROX. FLOOR  
AREA 39.1 SQ.M.  
(420 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 38.6 SQ.M.  
(416 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 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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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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