

**FOR SALE**



**Norwich Drive, Lower Bevendean**  
**£315,000 Asking Price Of**

  
**MARTIN&CO**



## Norwich Drive, Lower Bevendean

£315,000 Asking Price Of

- Family Home with Potential.
- Off Road Parking
- Large Garden
- Good Transport Links
- Close to local Schools

Enjoying a central position in the ever popular family orientated area of Lower Bevendean, this 3 bed semi detached house would make an ideal home for the growing family. The property would benefit from some updating and as such is a blank canvas to make your mark. Close to schools and transport links.



This is a generously sized 3 bedroom semi-detached house that could benefit from a little updating. The accommodation consists of living room, kitchen/diner with doors leading to the patio and large rear garden. Separate utility room and ample storage. Upstairs are 3 good-sized bedrooms, two of which have built-in storage and main family bathroom. Out the front there is a good sized garden and parking for at least two cars. The large rear garden is tiered and as such offers good views, along with a large patio area. Situated on the outskirts of Brighton, this is a popular family area with local schools and good transport links into the City Centre. Early viewing advised.

Accommodation as follows:

- Living Room. 14'9 x 10'4. (4.5m x 3.2m)
- Kitchen. 16'7 x 10'4. (5.1m x 3.2m)
- Bedroom 1. 13'7 x 10'5. (4.1m x 3.2m)
- Bedroom 2. 12'7 x 10'. (3.8m x 3.0m)
- Bedroom 3. 10'5 x 7'8. (3.2m x 2.3m)
- Bathroom. 7'9 x 5'1. (2.4 x 1.5m).

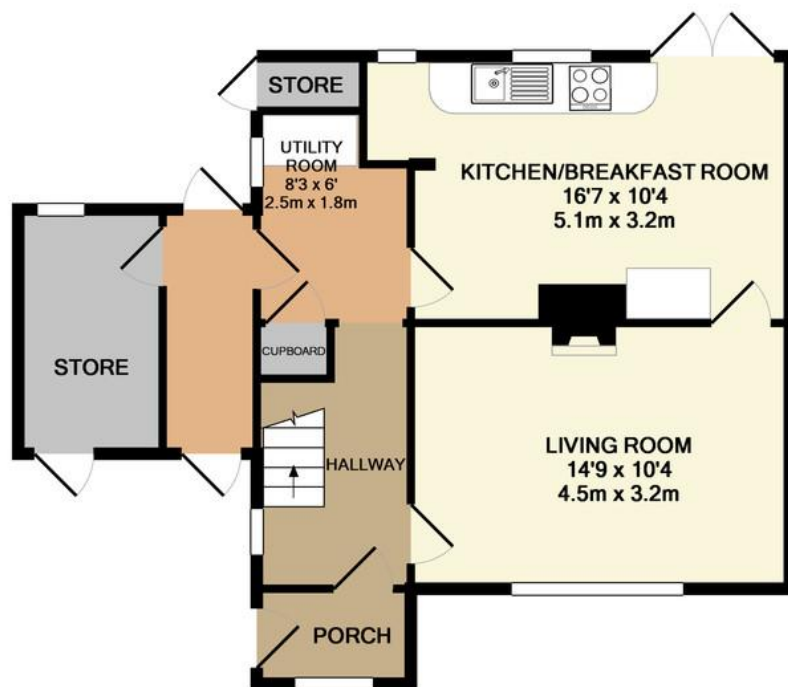
Please note all sizes are approximate as per the floor plan.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 87        |

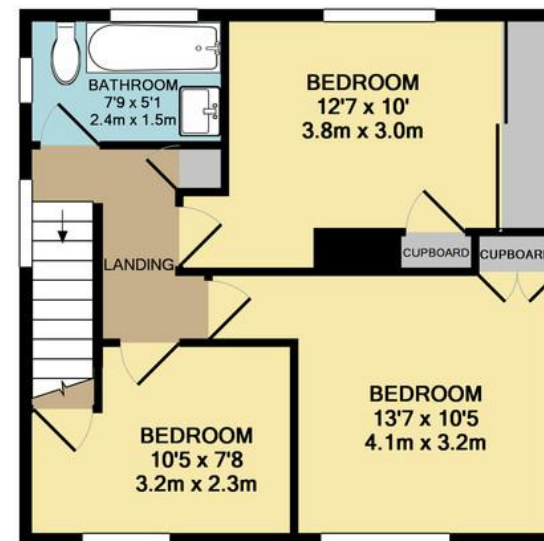
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC | 65        |







GROUND FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 SQ.M.)

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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision