

Price guide £400,000 Freehold



Caledonian Road, Brighton,
BN2 3HX

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SOLD VIA MASLEN ESTATE AGENTS - A SMART 2/3 BEDROOM HOUSE WITH WELL-PROPORTIONED AND ARRANGED ACCOMMODATION (77.1 SQ.M) OVER 3 FLOORS. There is an attractive open plan living area and kitchen on the lower ground floor opening up onto THE WALLED REAR GARDEN, a smart white bathroom on the middle floor along with the sitting room/bedroom 3 and two further double bedrooms on the top floor. PERIOD FIREPLACES, double glazed windows, gas heating and AVAILABLE CHAIN FREE. Exclusive to Maslen Estate Agents. Energy Rating: D60 PRICE GUIDE £400,000 - £425,000



Front Door To:**Hallway:**

Wood style flooring, high level cupboard housing electric fuses and meter, wall-mounted thermostat, window to rear.

Bedroom:

uPVC double glazed window to front, feature fireplace with tiled hearth, two built-in storage cabinets to chimney breast recess, low-level cupboard housing gas meter, wood style floor.

Open Plan Lounge/Kitchen:

A dual aspect room with windows to front and rear, modern kitchen comprising range of wall, base, and drawer units with wood square edged worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4-ring 'Bosch' gas hob with 'Bosch' cooker below, space for appliances, two feature fireplaces, uPVC double glazed door to rear garden.

First Floor Landing:

Wood floor, hatch to loft space.

Bedroom Two:

Window to rear, radiator, wood floor, feature fireplace, radiator.

Bedroom One:

uPVC double glazed window to front, cupboard, stripped floorboards, feature fireplace, built-in cupboard to chimney breast recess, radiator.

Outside Rear:

A walled and fenced rear garden.

Total Approx. Floor Space:

830 SqFt. / 77.1 SqM.

Parking Zone:

Parking zone J

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

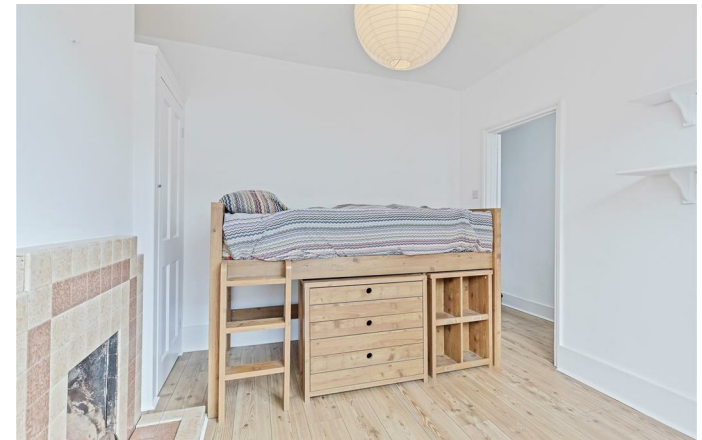
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

Council Tax:

Band 'C'

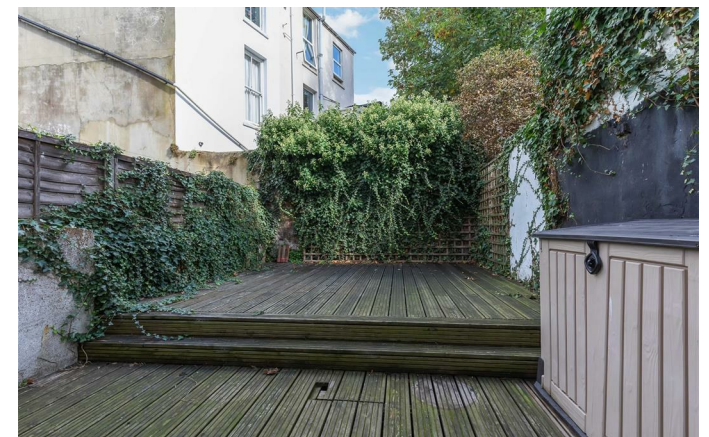
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From the owner.....

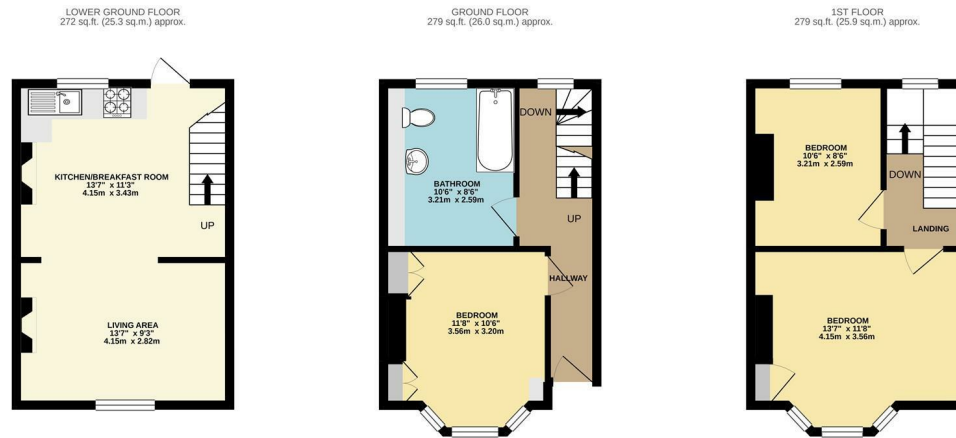
"Having lived in this house for 30 years, I have loved living in the Lewes Rd area of the city, just a 5 minute walk to the Level and shops in town and of course so handy to have a Co-op and a Sainsburys so close. The children were able to walk to school which they loved. Public transport is very accessible, a 15- 20 minute walk to the train station and great buses too at the bottom of the road for getting out and about, parking is easily accessible in the street.

The house is full of character and has been a great space to bring up my children. I will miss the area hugely but it's time for me to move on to the next chapter of my life."



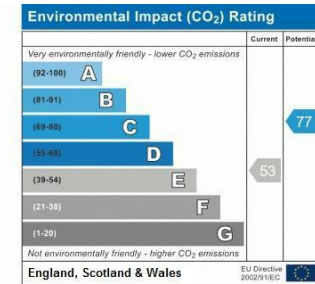
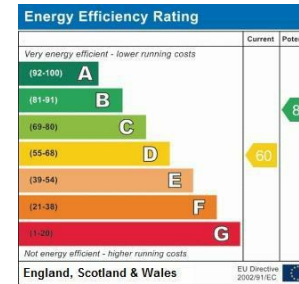
IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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