

Price guide £425,000



29 Ewhurst Road, Brighton,
BN2 4AL

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SOLD VIA MASLEN ESTATE - A beautifully presented 4 BEDROOM 2 BATHROOM PERIOD HOUSE in this popular RESIDENTIAL LOCATION. The house has been lovingly transformed by the current owners and includes a STUNNING BATHROOM with roll-top bath, kitchen breakfast room and utility room, FANTASTIC MASTER BEDROOM with ensuite and juliet balcony and a terraced rear garden with LOVELY PATIO area. Exclusive to Maslen Estate Agents. EPC D61 - PRICE GUIDE £425,000 - £450,000



Front door to:

Hallway:

Stairs to first floor, radiator, wood flooring, understairs storage cupboard, built-in bookcase and storage housing electric fuses and meter.

Lounge:

Bay sash window to the front, exposed brick chimney breast with fireplace, tiled hearth, wooden floor, radiator.

Kitchen:

Range of kitchen fitments comprising wall, base, and drawer units with rolled edge worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4-ring gas hob with fan unit above, built-in double oven and grill, cupboard housing 'Baxi' boiler, red 'metro' tile splashbacks, wooden flooring, radiator, uPVC double glazed door to the rear garden.

Utility Room:

Range of wall, base, and drawer units with wooden squared edge worksurfaces over, space for washing machine and tumble dryer (stacked), wooden door with glass insert, radiator, tiled floor, wooden door to:

Bathroom:

A modern, contemporary bathroom comprising roll top bath with mains-fed shower over and mixer tap, pedestal wash hand basin with mixer tap, WC, wall mounted chrome heated towel rail, tiled floor, 'metro' style part-tiled walls, uPVC double glazed window with frosted glass, recessed spotlights.

First Floor Landing:

sash window to front, radiator, stairs to second floor.

Bedroom:

uPVC double glazed window overlooking the garden, stripped wooden flooring, radiator.

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Bedroom:

Bay sash window to front overlooking street and giving views over rooftops to Brighton, built-in wardrobes to chimney recess, fitted shelving to chimney breast, radiator.

Second Floor Landing:

'Velux' window.

Bedroom:

A beautiful room with a uPVC double glazed sliding door, giving access to create the 'Juliet' balcony, 'Velux' window to front giving views to Roundhill, radiator, eaves storage, door to:

En Suite:

Double shower cubicle with electric 'Mira' shower over, hexagonal and brick shaped tiles, wash hand basin with mixer tap and storage below, WC, wall-mounted chrome ladder style heated towel rail, uPVC double glazed window with frosted glass, recessed spotlights.

Rear Garden

45'2 shortening to 35'2 x 16'2 (13.77m shortening to 10.72m x 4.93m)

A landscaped, south-easterly facing, walled rear garden, a small decked area from the back door with steps leading to a lawn area with wooden planters. Further steps to a lovely patio area.

Front Garden:

Formal front garden laid to shingle.

Total Approx. Floorspace:

1108 SqFt. / 102.9 SqM.

Parking Zone 'U':

Parking zone 'U' effective 1/12/20.

Council Tax:

V1

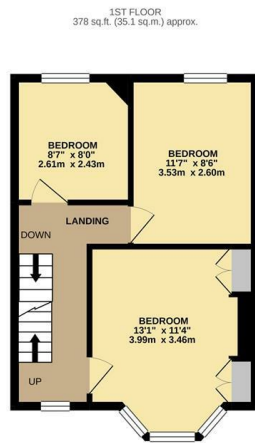
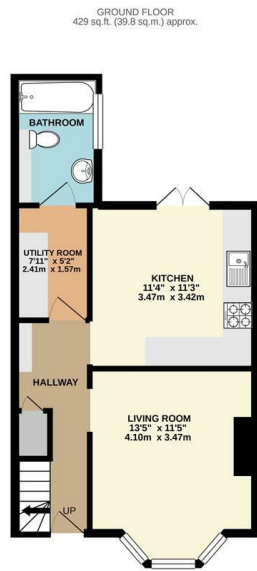


From the owners....

"We've loved living in this house for the past 8 years. The neighbourhood has a lovely community feel, a short walk brings you to woodland or the downs at the top of the hill, a great choice of shops at the bottom, and plenty of parks nearby for the kids. We moved into this house as a couple planning our wedding and will be leaving, after making so many wonderful memories here, as a family of five. We've undertaken many projects during our time here, including a new bathroom, patio area and a whole new floor to the house! We shall miss the amazing city views and glorious sunsets that can be seen from the front, the peacefulness of the dormer, enjoying sunny evenings sat at the end of the garden, and, of course, our lovely neighbours either side. We'll be sad to leave and hope the next occupants love living here as much as we have."





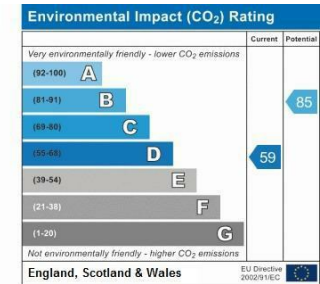
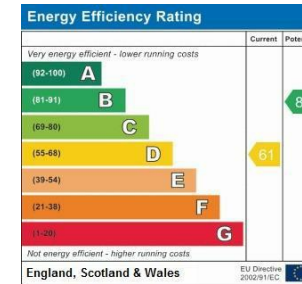


TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.

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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