



17 Baywood Gardens, Brighton, BN2 6BN

Offers over £550,000 Freehold

A WELL-PRESENTED 3 bedroom bungalow situated in a quiet cul-de-sac in NORTH WOODINGDEAN. The property benefits from an OPEN PLAN living space which looks out onto a west facing astroturfed garden. There is OFF STREET PARKING with a two car drive and the property is also close by to local amenities. Viewings are highly recommended. Energy Rating: D67
Exclusive to Maslen Estate Agents

uPVC double glazed door to:

Porch

uPVC double glazed windows, door to Hallway.

Hallway

Doors to all rooms, radiator, hatch to loft space, wooden flooring, recessed spotlights, built in cupboard housing electric meters & fuses.

Bedroom

uPVC double glazed bay window to front, radiator.

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uPVC double glazed bay window to front, radiator.

Bathroom

Range of Bathroom fitments comprising low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, corner shower cubicle with mains fed shower over, ladder style heated towel rail, recessed spotlights, tiled floor, part tiled walls, uPVC double glazed window with frosted glass.

Bedroom

uPVC double glazed window to rear, built in wardrobe with sliding doors, radiator.

Open Plan Kitchen/Living/Dining Room

Living/Dining Area:

2 x uPVC double glazed sliding doors to rear garden, 2 x radiators, wooden flooring, recessed spotlights.

Kitchen Area:

Range of Kitchen fitments comprising wall & base units with work surfaces over, inset stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for 'Range' style oven, glass splashback, recessed spotlights, wooden flooring, 2 x uPVC double glazed windows.

Outside

Front Garden

Private driveway laid to shingle, paved pathway to front door, enclosed by brick walling, gate to side.

Rear Garden

Laid to lawn, garden shed, space for trampoline, gate to front, enclosed by wooden fencing.

Total approx floor area:

902 sq.ft. (84 sq.m.)

Council Tax Band: D

V1

LOCATION:

Baywood Gardens is a sought after road in North Woodingdean close to local amenities in Warren Road, Warren Way and Falmer Road. These include two Post Offices, Tesco Express, Co-op, Woodingdean Cafe, a Pet Shop as well as a variety of Take Aways.

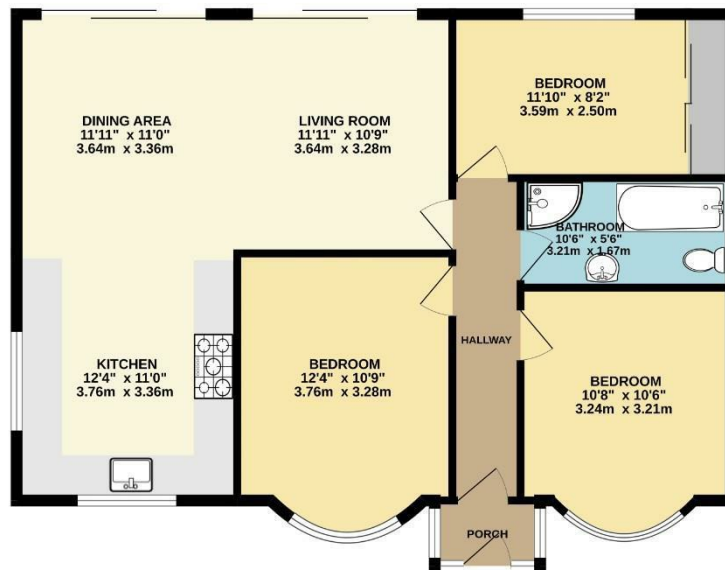
There are frequent buses straight into the city centre and the historic village of Rottingdean.

Local schools are Oak Nursery, Downs View School & Woodingdean Primary which are located in Warren Road, and Rudyard Kipling School which is located in Chalkland Rise. Longhill High School is approximately a mile and a half away in neighbouring Ovingdean.

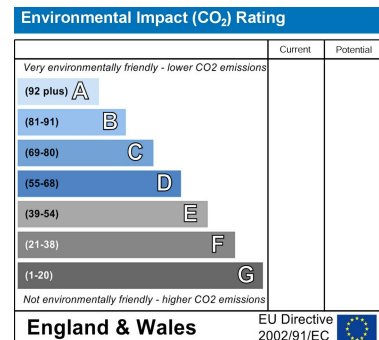
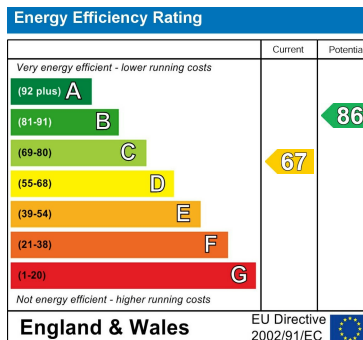
For Football followers the Amex Stadium is about 2 miles down the Falmer Road with cycle/footpath access and Park and Ride service. For dog owners, hikers or fitness enthusiasts there are a number of adjacent footpaths affording excellent views across the Downs.



BAYWOOD GARDENS
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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IMPORTANT

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

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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