79 Downs Valley Road, Brighton, BN2 6RG

£1,750 Per month

Maslen Letting Agents is delighted to present a 4 bedroom semi-detached family home in a SOUGHT-AFTER AREA of Woodingdean, close to a FREQUENT BUS SERVICE offering EASY ACCESS TO THE CITY CENTRE. The property comprises family living room, dining room, fitted kitchen, en-suite bathroom and a family bathroom. The private drive leading to the GARAGE & a lovely rear garden with the summer house and own patio seating area. EPC Rating D. Council Tax Band C. The property is unfurnished and available now.

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uPVC double glazed front door to:

Porch
Three uPVC double glazed windows with frosted glass, poly-carbonate roof, tiled floor, double glazed door to Hallway.

Hallway
Built in storage cupboard housing electric meters & fuses, radiator, built in storage cupboard housing hot water tank, wall mounted heating thermostat, doors to all rooms.

Bedroom
uPVC double glazed bay window to front with views over Woodingdean, range of built in wardrobes, radiator.

Bedroom
uPVC double glazed window to side, radiator, built in wardrobes.

Kitchen
Range of Kitchen fitments comprising wall & base units with roll edge work surfaces over, inset single drainer sink unit with mixer tap, space for fridge/freezer, space for range style oven with extractor/filter over, space for washing machine, part tiled walls, tiled floor, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door leading to the rear garden.

Bathroom
Range of Bathroom fitments comprising low level close coupled WC, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, corner shower cubicle with mains fed shower over, recessed spotlights, tiled walls, tiled floor, ladder style heated towel rail, two uPVC double glazed windows to rear with frosted glass.

Living Room
uPVC double glazed window to front, radiator.

Dining Room
uPVC double glazed window to rear, radiator, stairs to first floor.

First Floor Landing
Velux window, doors to all rooms.

Bedroom
Two velux windows, recessed spotlights, radiator.

Bedroom
Two velux windows, door to eaves storage, radiator, recessed spotlights, door to En-Suite.

En-Suite
Range of Bathroom fitments comprising low level close couple WC, pedestal wash hand basin with hot & cold taps, shower cubicle with electric shower over, radiator, slatted shelving, tiled floor, velux window.

Outside

Front Garden
A well maintained front garden which is mostly laid to lawn. There is a pathway leading to steps up to the front door with two raised brick borders either side. There is also a private driveway laid to block paving providing off road parking which leads to the Garage & a side gate to the Rear Garden.

Rear Garden
A well maintained rear garden with patio seating area which has an outside tap, outside light & a gate to the side leading to driveway. There is also a door to the garage. Behind the garage there is a built in brick BBQ and steps up to the lawned area of the garden which is raised & is enclosed by wooden fencing & mature hedging. There is further raised patio seating area with a summer house, which has power and light & also has a shed on the back of the summer house.

Garage
Up an over door, uPVC double glazed door to Rear Garden, power & light.

In accordance with the Estate Agents Act 1979 we wish to inform all parties that the owner of this property is connected to a member of staff of Maslen Estate Agents Ltd

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GROUND FLOOR
91.7 sq.m. (988 sq.ft.) approx.

1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.

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TOTAL FLOOR AREA : 134.3 sq.m. (1446 sq.ft.) approx.

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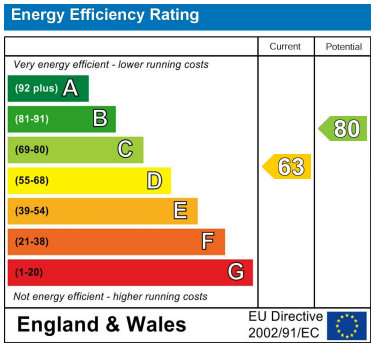

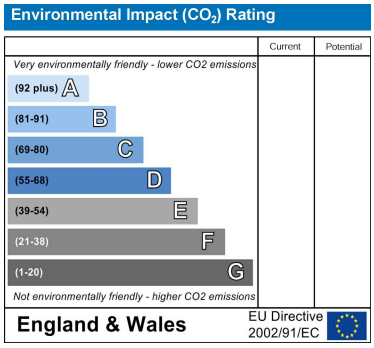

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