



21 Catherine Vale, Brighton, BN2 6TZ

£1,675 PCM

A well presented THREE bedroom semi detached house located in the heart of Woodingdean. Located next to Lockwood Park and in easy reach of public transport and a short distance from main road routes. Comprising of a modern and spacious lounge and dining room, full kitchen, three bedrooms and family bathroom with bath and walk in shower, the property also benefits from a utility room, garage and front garden and rear split level patio, making it the ideal family home. EPC Rating: C70. Deposit £1900. Council Tax Band C. The property is unfurnished and available from 25th October.

Entrance Hall

leading to:

Utility Room

Washing machine, tumble dryer, window to front.

Lounge/Diner

Spacious lounge/diner with grey wooden laminate flooring throughout, neutrally decorated. Ceiling downlighters, French doors to patio/garden.

Kitchen

Range of wall & base units with roll edge work surfaces over, fridge/freezer, gas hob & oven, slimline dishwasher, tiled floor, part tiled walls, window and rear door to patio.

Carpeted stairs to:

First Floor Landing

Bedroom 1

Double bedroom, window to front.

Bedroom 2

Double room with window to rear, electrical ports for CCTV system.

Bedroom 3

Window to front.

Bathroom/WC

White suite comprising panelled bath, separate corner shower cubicle, vanity wash hand basin with drawers under, low level close coupled WC. Part tiled walls, cupboard housing boiler.

Outside

Off street parking at rear leading to garage.

Rear Garden

Paved patio area with steps leading up to decked area.

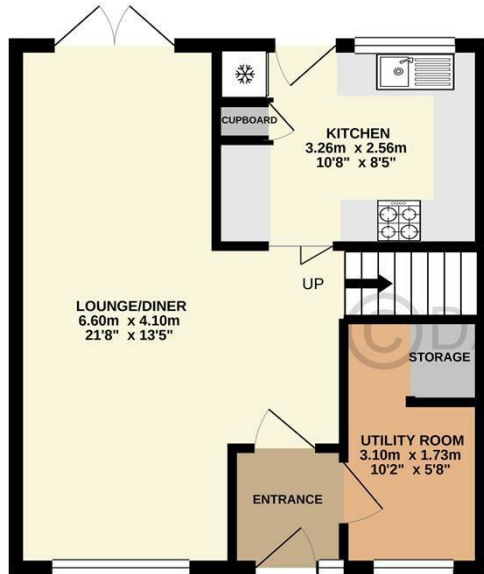
Total approx floor area

76.5 sq.m (824 sq.ft)

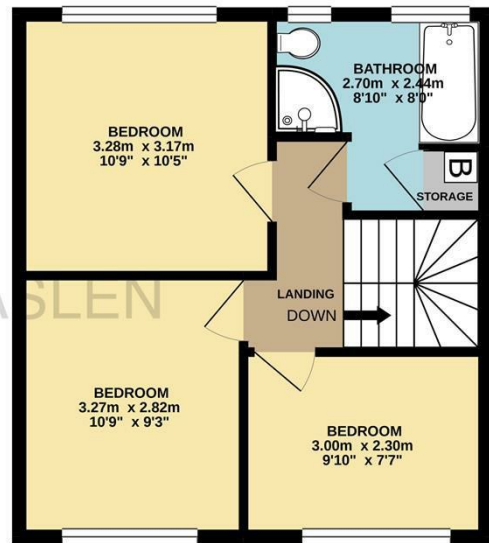
Council Tax Band C



GROUND FLOOR
38.3 sq.m. (412 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 76.5 sq.m. (824 sq.ft.) 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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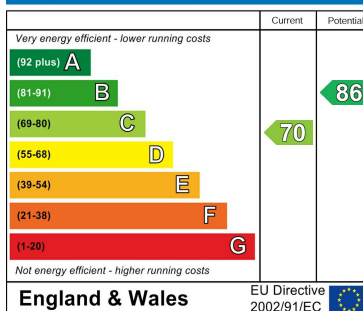
IMPORTANT

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

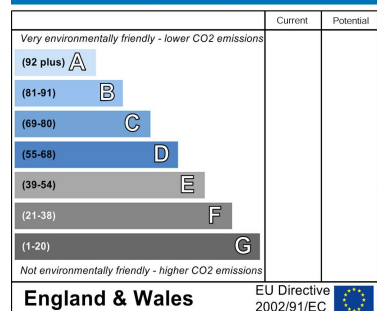
IMPORTANT

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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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



COVERING THE CITY

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