



# 133 Crescent Drive South, Brighton, BN2 6SB

£475,000 Freehold

Situated in this POPULAR residential location, this charming detached bungalow offers a unique opportunity for those seeking a SPACIOUS & comfortable home. With 3 well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space. The bungalow boasts 2 inviting reception rooms, providing ample room for relaxation & entertaining. The layout is designed to maximise natural light, creating a warm & welcoming atmosphere throughout. The STUNNING VIEWS from the property add to its appeal, allowing you to enjoy the beauty of the surrounding area from the comfort of your own home. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

Front door to:

#### **Porch**

Tiled floor, door to:

#### **Hallway**

Built in storage cupboard with shelving & meters, radiator, hatch to loft space, further built in storage cupboard housing wall mounted 'Ideal' boiler, doors to all rooms.

#### **Lounge**

Window to front with views over Woodingdean towards the sea, radiator, brick built fireplace, double doors into:

#### **Dining Room**

Window to rear, radiator, archway into:

#### **Kitchen**

Range of wall, base & drawer units with roll edge work surfaces over, inset sink drainer unit with mixer tap, inset 4 ring 'Stoves' gas hob with extractor fan over, integrated eye level 'Stoves' oven & grill, integrated fridge/freezer, integrated 'NEFF' dishwasher, part tiled walls, tiled floor, recessed spotlights, window to rear, door to rear.

#### **Bedroom**

Window to front, radiator, built in wardrobe.

#### **Shower Room**

WC, wash hand basin with mixer tap, wall mounted shower unit, vinyl flooring, tiled walls, ladder style heated towel rail, recessed spotlights, window to rear with frosted glass.

#### **Bedroom**

Window to side & rear, radiator, built in overhead storage.

#### **Bedroom**

Window to front & side, radiator.

#### **Outside**

##### **Front Garden**

Laid to lawn, driveway to garage, pathway to front door, outside light, enclosed by brick walling.

##### **Rear Garden**

Mainly laid to lawn with a section laid to patio, outside light, pathway & gate to side, door to garage, enclosed by brick walling & mature hedging.

#### **Garage**

Up & over door, door to rear, 2 x windows to side.

#### **Total approx floor area**

91.1 sq.m. (981 sq.ft.)

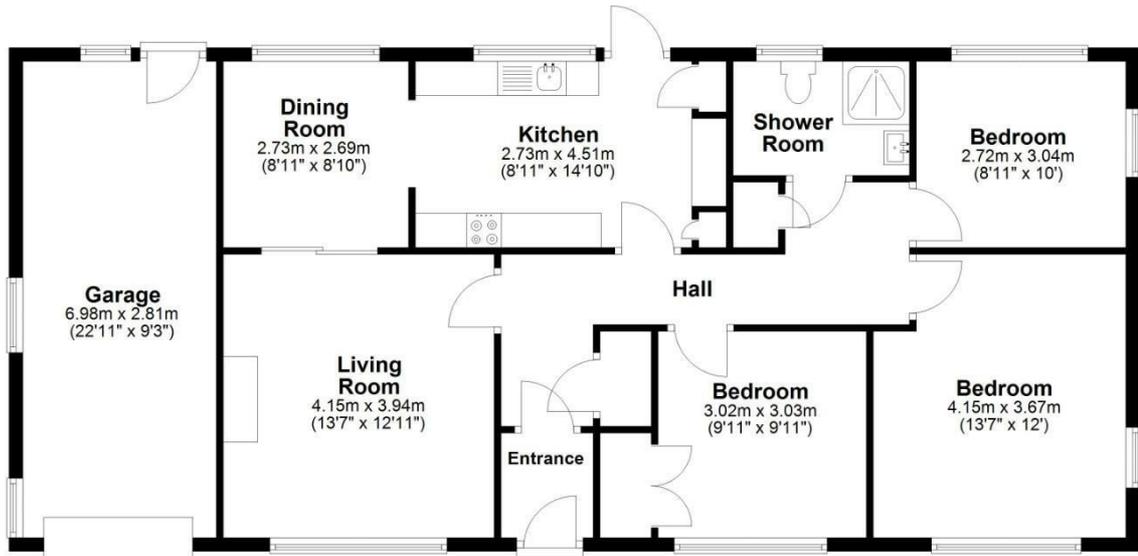
#### **Council tax band D**

V1





## Ground Floor



Total area: approx. 91.1 sq. metres (981.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

## Crescent Drive South

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT

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

### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.  
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.

## COVERING THE CITY

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