12 Walton Bank, Brighton, BN1 9AT

£325,000 Freehold

A 3 bedroom mid terrace house situated in the popular Coldean area of Brighton, offering comfortable family living. The property features a MODERN contemporary fitted kitchen & bathroom, along with a BRIGHT & SPACIOUS conservatory that provides an excellent additional living space, perfect for entertaining guests or relaxing. Further benefits include a west-facing rear garden enjoying afternoon and evening sun. Available CHAIN FREE. Exclusively through Maslen Estate Agents. Energy Rating: C71

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Front door to:

Entrance Lobby
Coat hooks, radiator, stairs rising to first floor, door to:

Lounge
Double doors to Conservatory, window to rear, upright radiator, wall mounted thermostat, door to rear garden.

Conservatory
Radiator, air conditioning unit, doors to rear garden, windows to rear & side, glass roof.

Kitchen
Range of wall & base units with wooden roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven & microwave, inset 4 ring electric hob with extractor over, space & plumbing for washing machine, space for fridge/freezer, 2 x storage cupboards housing combi boiler & radiator, part tiled walls, tiled floor, windows to front.

First Floor Landing
Window to front, hatch to loft space, doors to all rooms.

Bathroom
White suite comprising walk in shower cubicle with mains fed shower unit over & further hand held shower attachment, wash hand basin with mixer tap & vanity storage below, low level WC, radiator, tiled walls, window to front with privacy glass.

Bedroom
Window to rear, radiator.

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Window to rear, radiator.

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Window to front, radiator.

Outside

Front Garden
Steps & pathway to front door, patio area.

Rear Garden
Patio area with steps to further lawned area, walled boundaries.

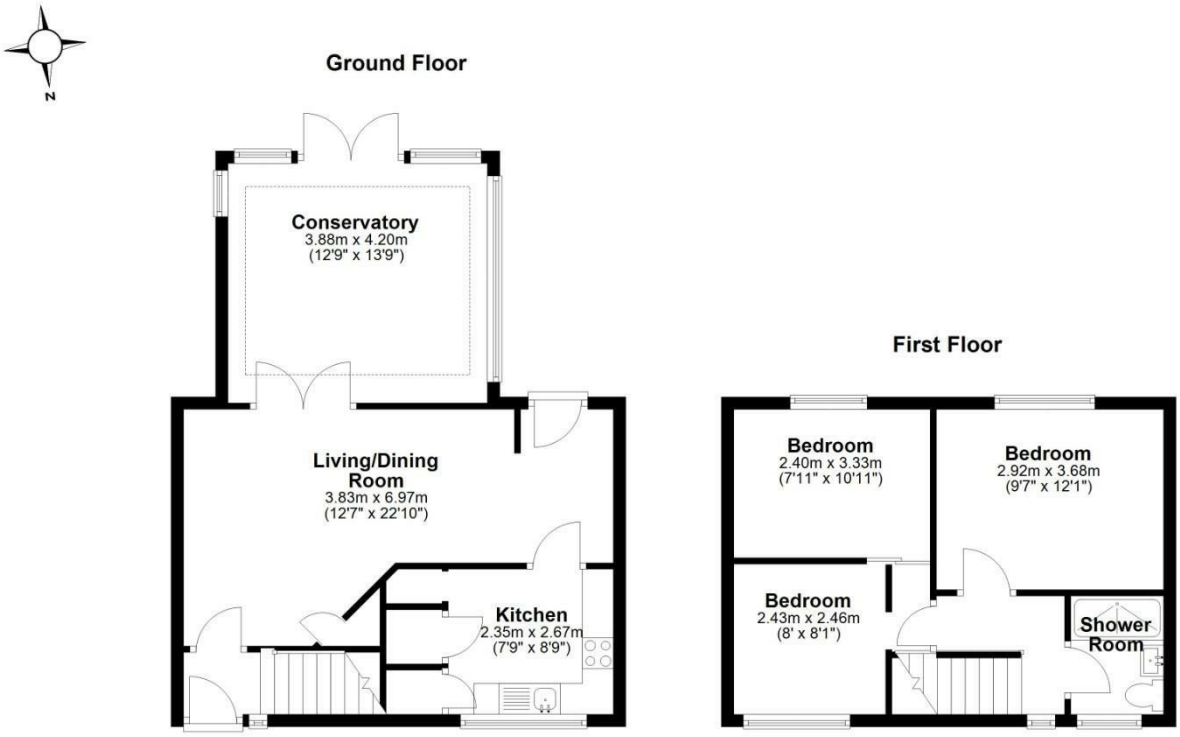
Garage
Up & over door.

Total approx floor area
86.1 sq.m. (927.2 sq.ft.)

Council tax band C

Parking zone B
On event days

V1

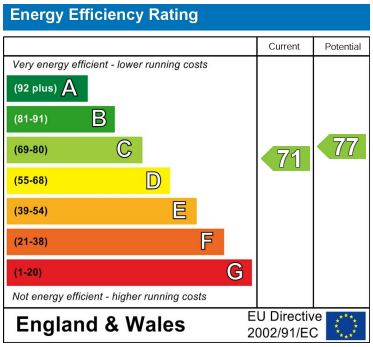


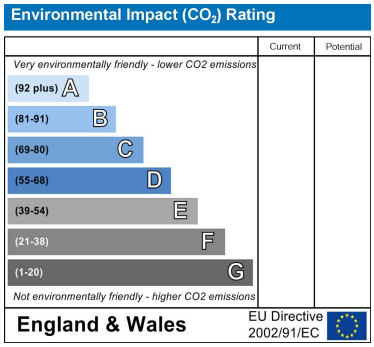
Total area: approx. 86.1 sq. metres (927.2 sq. feet)

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.

Walton Bank





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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