



24 Scarborough Road, Brighton, BN1 5NR

£450,000 Freehold

Situated in the extremely popular & HIGHLY SOUGHT-AFTER AREA of Preston Park, CLOSE TO PRESTON PARK STATION is this MID TERRACED 3 STOREY, 3 DOUBLE BEDROOM family home. The property benefits from many features with GOOD SIZE ACCOMMODATION arranged over THREE FLOORS. Viewings are highly recommended. Energy Rating: D65
Exclusive to Maslen Estate Agents

Hallway

Glazed front door opening into entrance hall. Radiator, Dado rail.
Meter cupboard.

Lounge

Double glazed bay window to front, radiator, feature fire place,
picture rail.

Dining room

Sash window to rear, double radiator, fitted cupboard.

Kitchen

Work surface with inset 1 and a half bowl single drainer sink unit
with mixer tap, further work surface with integrated four burner
gas hob, with oven below and extractor hood above. Space for
washing machine, space for fridge. Double radiator, wall mounted
boiler. Range of fitted wall mounted and base units. Window to
side, glazed door giving access to the rear

Bathroom

Panelled bath with wall mounted shower unit, low level W.C.
pedestal wash hand basin, fully tiled walls, double radiator,
cupboard housing water tank, sash window to side.

Bedroom

Sash window to rear, radiator.

Bedroom

Double glazed bay window to front, radiator, fitted wardrobes.

Bedroom

Double glazed to rear, access to eave storage, 'Velux' window to
front.

Outside

Rear patio/garden

Paved rear patio/garden, gated access to rear passage.

Total approx floor area

94.1 sq.m.

Council tax band C

Parking zone A

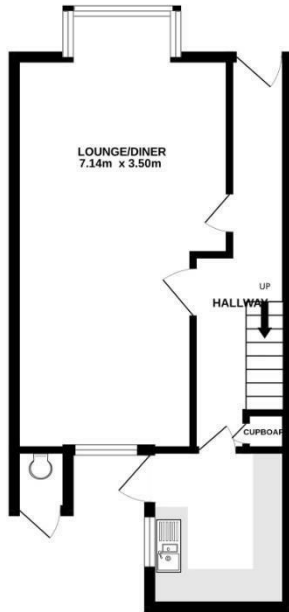
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What the owner says:

*"I moved here because it's a quiet area with good transport
links. Preston Park Station is about 10 minutes walk away
and we have a good bus service into town from Dyke Road
and London Road. Preston Park is only a short walk away
and there are shops and pubs within easy walking distance.
In the 16 years I've been here I have had, and still have, good
neighbours on both sides."*



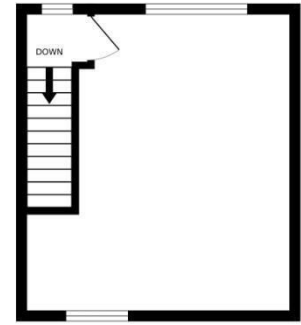
GROUND FLOOR
36.3 sq.m. approx.



1ST FLOOR
35.5 sq.m. approx.



2ND FLOOR
22.2 sq.m. approx.



TOTAL FLOOR AREA : 94.1 sq.m. 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

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO₂) Rating

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

COVERING THE CITY

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