



105 Downs Valley Road, Brighton, BN2 6RG

£600,000 Freehold

A WELL PRESENTED 4 double bedroom semi-detached family home situated in this POPULAR residential location. Some of the property highlights include; a MODERN fitted kitchen, garage, OFF ROAD PARKING for multiple vehicles, en-suite shower room, PRETTY SEA VIEWS & a private rear garden. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents.

Door to:

Porch

Windows to front & side, poly-carbonate roof, tiled floor, front door to:

Hallway

Parquet flooring, 2 x built in cupboards, radiator, recessed spotlights, wall mounted heating thermostat, doors to all rooms.

Bedroom

Bay window to front, radiator.

Bedroom

Window to side, radiator, parquet flooring.

Kitchen

Range of wall & base units with wooden work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Zanussi' hob with matching oven under, extractor fan above, space for fridge/freezer, space for dishwasher, space for tumble dryer, space & plumbing for washing machine, cupboard housing wall mounted boiler, part tiled walls, tiled floor, 2 x window to side, window to rear, door to rear.

Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, recessed spotlights, part tiled walls, tiled floor.

Open Plan Lounge/Dining Room

Lounge Area

Window to front, feature fireplace, radiator.

Dining Area

Parquet flooring, radiator, stairs rising to first floor, door to:

Bedroom

French doors to rear, radiator, wood effect flooring.

First Floor Landing

Built in storage cupboard, door to:

Bedroom

2 x windows to front with sea views, radiator, doors to:

Study (or another bedroom)

Window to rear with sea views, radiator.

En-Suite Shower Room

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with wall mounted shower attachment over, ladder style heated towel rail, tiled walls, tiled floor, window to rear with frosted glass.

Dressing Room

Eaves storage cupboard, Velux window, 2 x hanging rails.

Outside

Front Garden

Laid to block paving providing off road parking for multiple vehicles, side access leading to the front of the garage.

Rear Garden

Mainly laid to lawn, raised flower bed, gate to side providing access to the front of the property, door to garage, enclosed by timber fencing.

Garage

Up & over door, door to side, lighting.

Total approx floor area

138.69 sq.m. (1492.89 sq.ft.)

Council tax band C

V1

What the owners says:

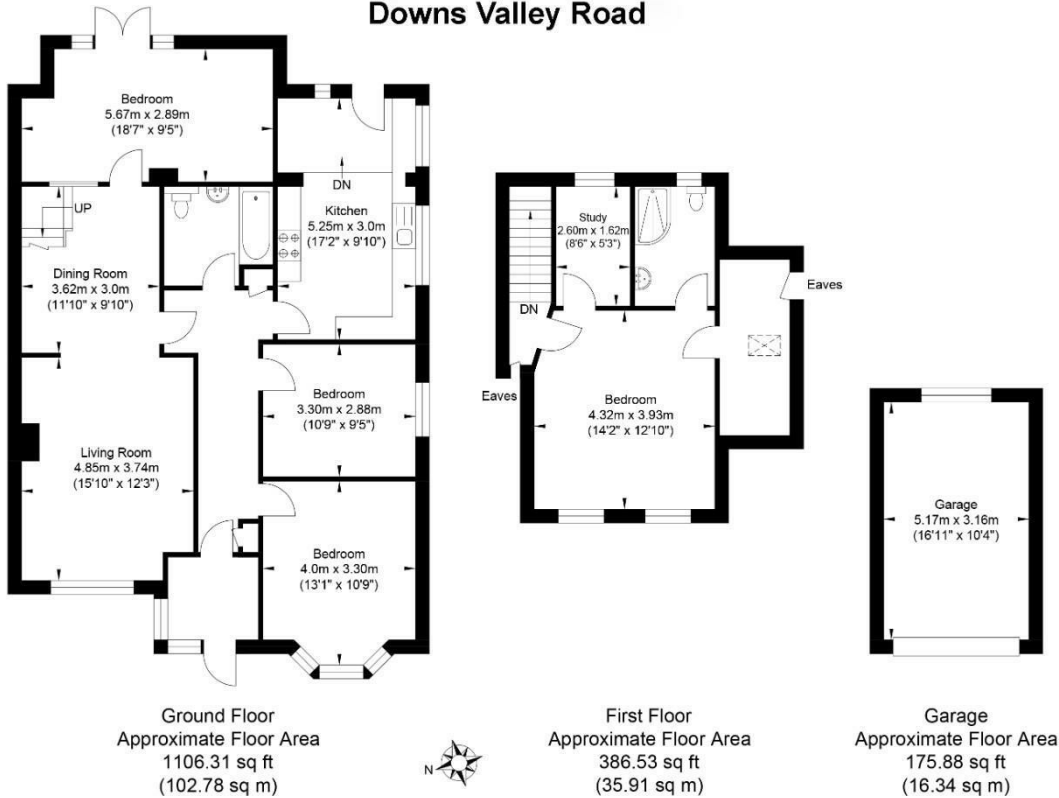
"We have loved living in Woodingdean, it is a real family area with the mentality of looking out for each other. I have made friends for life.

I call the house a Tardis as what you see from the outside is not what is inside. The house is spacious whilst remaining a private and safe space for my family.

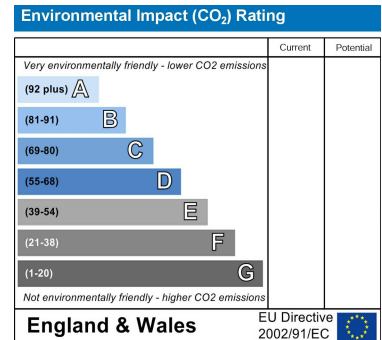
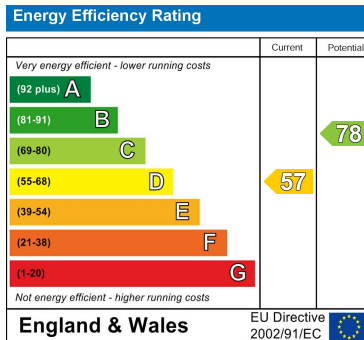
It's located close to primary and senior schools, a post office, several convenience stores, hairdressers, chemist & 3 bus routes direct to Brighton and the Marina. Ample parking space and I'll be sad to leave."



Downs Valley Road



Approximate Gross Internal Area (Excluding Garage) = 138.69 sq m / 1492.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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COVERING THE CITY

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