22 Buller Road, Brighton, BN2 4BJ

Offers in the region of £350,000 Share of Freehold

This spacious 3 bedroom first floor flat is set within a POPULAR residential street and offers thoughtfully arranged accommodation throughout. The property includes a MODERN fitted kitchen with ample storage and work surfaces along with a stylish contemporary bathroom finished to a high standard. All 3 bedrooms are generously sized providing flexibility for family living, guests, or home working. The flat also benefits from a sizeable lawned REAR GARDEN offering valuable outdoor space for relaxation or entertaining. The home is offered with a SHARE OF FREEHOLD exclusive to Maslen Estate Agents. Viewings are highly recommended. Energy Rating: D65

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Front door to:

Hallway
Stairs rising to first floor, doors to all rooms, hatch to loft space.

Lounge
Currently used as a Dining Room - An attractive well presented room, double glazed window to the rear, radiator, picture rails, doorway to the kitchen & door to 1 of the bedrooms.

Kitchen
A bright, smart, dual aspect kitchen comprising a modern range of wall, base & drawer units with a rolled edge work surface over, inset stainless steel sink, inset 4 ring induction hob with oven under & cooker hood over, space for appliances, tiled floor, under unit lighting, 2x double glazed windows & double glazed door to the garden.

Bedroom
Currently used as a Lounge - Double bedroom, double glazed window to the front bay, picture rail, radiator.

Bedroom
Double glazed window to front bay, built-in storage, radiator.

Bedroom
Double glazed window to the rear, radiator.

Bathroom
Smart modern suite comprising L-shaped panelled bath with mixer tap & wall mounted shower unit over, glass shower screen, W/C with concealed cistern, hand wash basin with mixer tap & fitted cupboards below, part tiled wall, upright radiator/towel rail, double glazed window with frosted glass, spotlights.

Outside

Front Garden
Laid to patio, side access to rear.

Rear Garden
Pretty rear garden, decked, lawned & further raised decked areas, mature trees & shrubs, outside tap, timber storage shed, side access to front.

Total approx floor area
51.0 sq.m. (549 sq.ft.)

Parking zone U

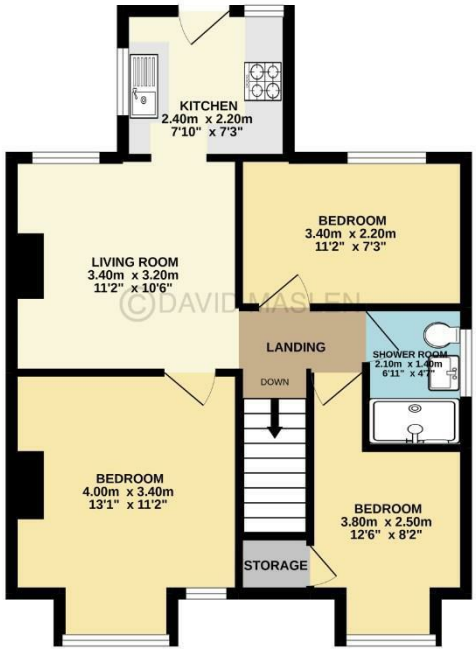
Council tax band B

V2

What The Owner Says:

"This flat has been our perfect first home, ample space, modern kitchen and good storage making living so easy. We have enjoyed the convivence of multiple supermarkets and amenities just down the road, as well as many excellent bus links. The property is bright, the house plants have thrived and the garden is a also wonderful suntrap, perfect for relaxing, pottering and growing tomatoes! We've loved watching the many birds through the kitchen windows, as well as the comings and goings of the neighbourhood cats, it's a vibrant green haven. The street is also welcoming and quiet, the perfect community driven space. We joined the neighbourhood WhatsApp group straight away and have some fantastically helpful neighbours. We are very sad to be selling our lovely flat but we got married last year and are unfortunately starting to outgrow the place. We really hope the next owners will treasure their new home as much as we have."

FIRST FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 51.0 sq.m. (549 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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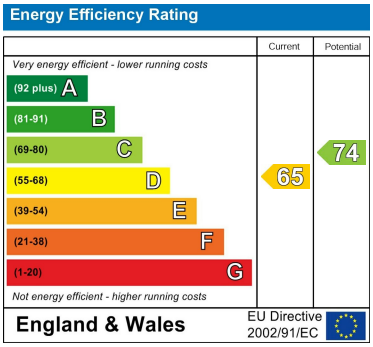

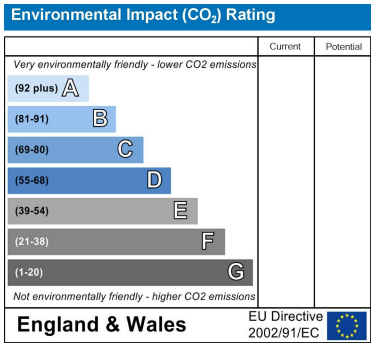

IMPORTANT
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