



## 57 Carlyle Avenue, Brighton, BN2 4DR

Guide price £400,000 Freehold

Available CHAIN FREE! This 3 bedroom bay-fronted house is situated in this POPULAR residential area and offers a fantastic opportunity for buyers looking for a wonderful family home. Newly decorated throughout with brand new carpets, the property is ready to move into and benefits from a solid layout and GENEROUS ROOM SIZES. The property boasts a SPACIOUS OPEN-PLAN Kitchen/Dining Room, PRETTY VIEWS over Brighton, and a REAR GARDEN that's perfect for relaxing or entertaining. Located close to local amenities, schools, and transport links into the city centre, this location blends convenience with a welcoming community feel. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents

Front door to:

**Hallway**

Radiator, understairs storage cupboard, stairs to first floor, doors to:

**Lounge**

Double glazed window to front, radiator, feature fireplace.

**Open Plan Kitchen/Dining Room**

**Kitchen Area**

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, 4 ring gas burner with extractor above & integrated oven, space & plumbing for washing machine & dishwasher, space for tall fridge freezer, recessed spotlights, part tiled walls, double glazed window to rear.

**Dining Area**

Double radiator, built in storage cupboard housing boiler, space for table & chairs, double glazed patio doors to rear garden.

**First Floor Landing**

Hatch to loft space, doors to all rooms.

**Bathroom**

Suite comprising bath with shower over & shower screen, pedestal wash hand basin, low level WC, radiator, double glazed window to rear, tiled walls, vinyl flooring.

**Bedroom**

Double glazed window to rear, double radiator.

**Bedroom**

Double glazed bay window to front with far reaching sea views, double radiator.

**Bedroom**

Double glazed window to front with far reaching sea views, radiator.

**Outside**

**Rear Garden**

Lawned rear garden, with fenced & shrub boundaries.

**Total approx floor area**

81.0 sq.m. (371.5 sq.ft.)

**Parking zone U**

**Council tax band C**

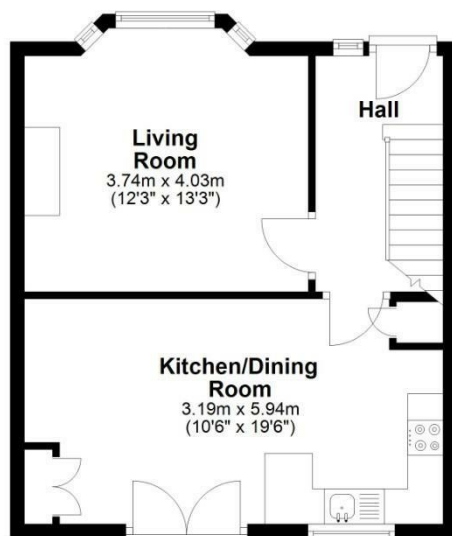
**V2**



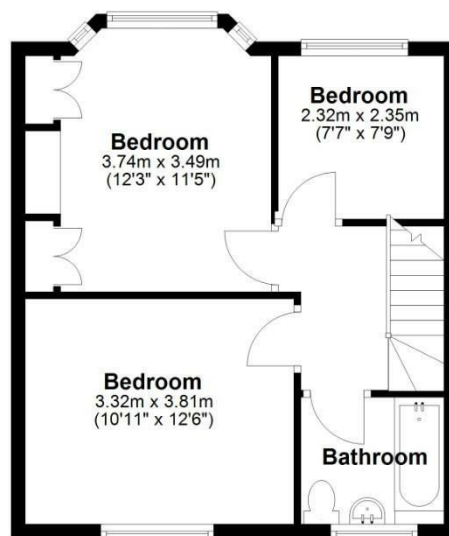




## Ground Floor



## First Floor

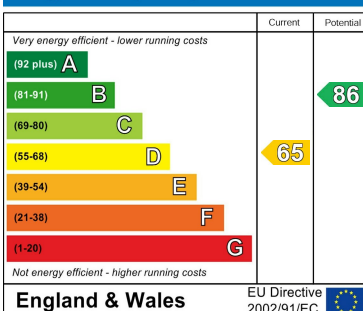


Total area: approx. 81.0 sq. metres (871.5 sq. feet)

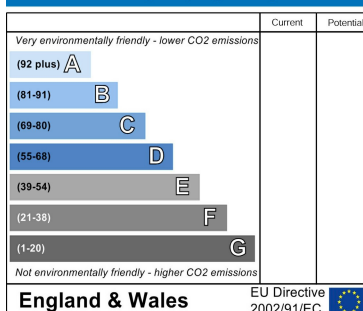
Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.

## Carlyle Avenue

### Energy Efficiency Rating



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



### 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.

## COVERING THE CITY

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