



62 Foxdown Road, Brighton, BN2 6TL

Offers in excess of £350,000 Freehold

*** SOLD VIA MASLEN ESTATE AGENTS *** 3
bedroom end of terrace house with larger
CORNER PLOT situated on a POPULAR
street in the Woodingdean area of Brighton
near to local shops & regular bus routes into
Brighton city centre this home is ideal for
couples or families. The property benefits
from an OPEN PLAN lounge/diner, separate
kitchen, sound proof garden room & shed &
OFF STREET PARKING. Available CHAIN
FREE. Viewings are highly recommended.
Energy Rating: C73 Exclusive to Maslen
Estate Agents.

Entrance Porch

Double glazed door leading to the porch. Inner door leading to:

Entrance Hall

Stairs leading to first floor, laminate flooring, doors leading to:

Living/Dining Room

Double glazed, double aspect windows, radiator, laminate flooring.

Kitchen/Breakfast Room

Double glazed rear window & door leading to the garden. Matching wall & base units with work surfaces over, stainless steel sink with mixer tap & drainer, space for oven, space for fridge/freezer, space & plumbing for washing machine & dishwasher. Wall mounted gas central heating boiler.

Bedroom

Double glazed side aspect window. Storage cupboard. Radiator.

Bedroom

Double glazed front aspect window. Radiator.

Bedroom

Double glazed front aspect window. Radiator.

Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer tap & wall mounted shower attachment over, fully tiled walls, wooden floorboards, radiator, window to rear with frosted glass.

Outside

Garden to three sides. Bike storage shed. Rear shed with soundproofing as a music studio, decking, rockery and off road parking.

Total approx floor area

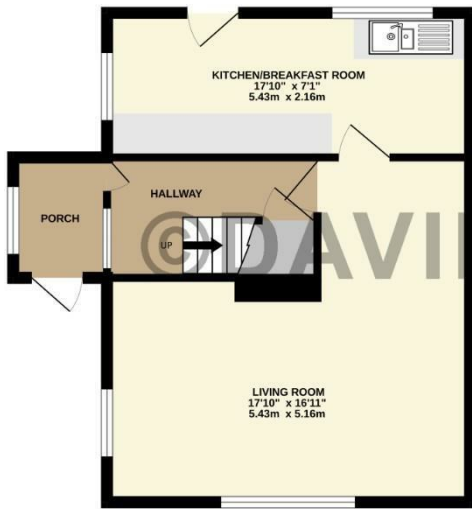
877 sq.ft. (81.4 sq.m.)

Council tax band C

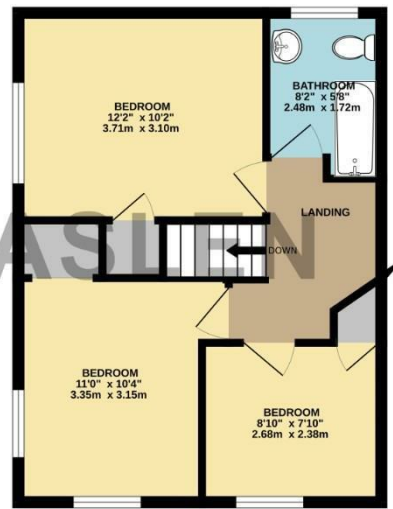
V1



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 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.
Made with Metropix v2023

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	
		73	86

Environmental Impact (CO ₂) 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	

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.

COVERING THE CITY

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