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

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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

V1

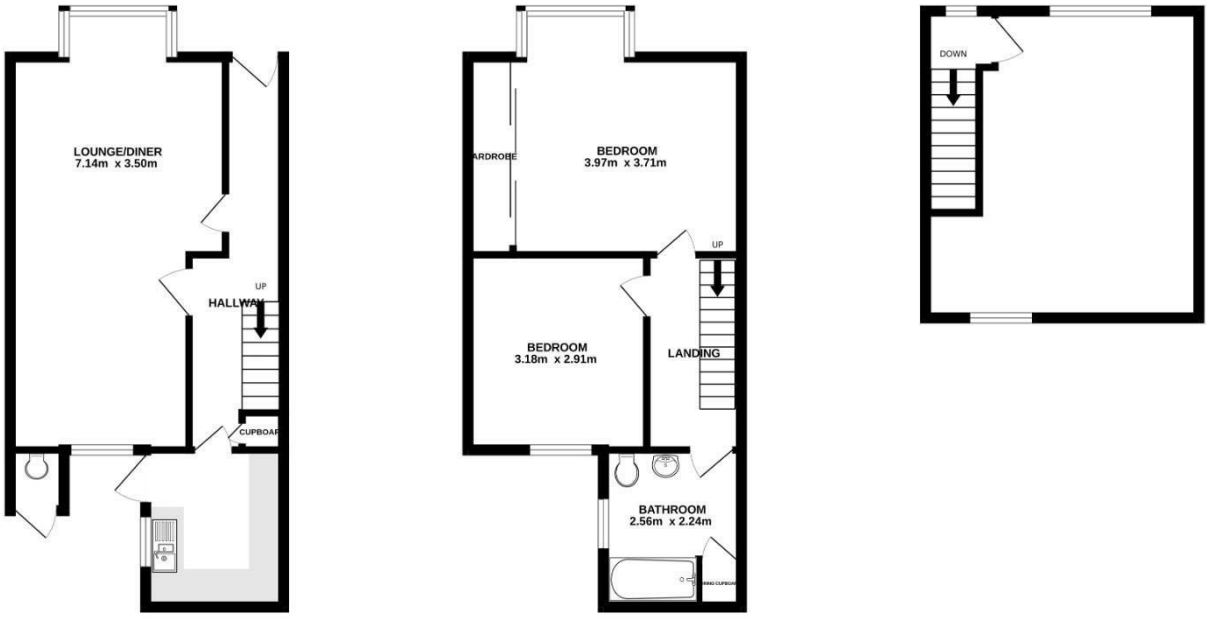
What the owner says:

"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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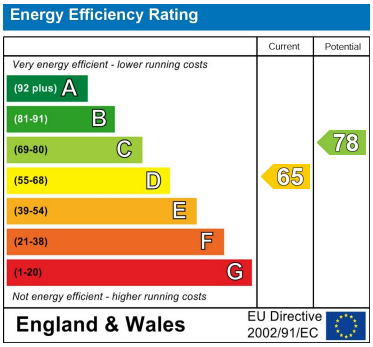

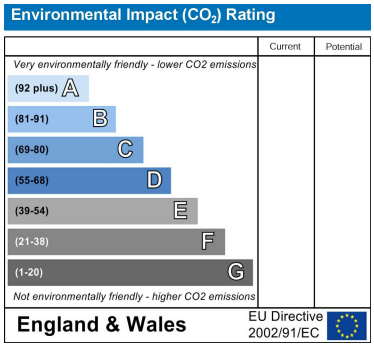

IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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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

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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