8 Warren Avenue, Brighton, BN2 6BJ

Offers over £425,000 Freehold

This 3 bedroom semi-detached family home is situated in the sought after NORTH WOODINGDEAN. Some of the property highlights include; the private front & rear gardens, MODERN fitted bathroom, 2 reception rooms, separate UTILITY ROOM, garage & private driveway PROVIDING OFF ROAD PARKING for several vehicles. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

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Porch
uPVC double glazed French doors, front door to:

Entrance Hall
Wood effect flooring, radiator, stairs rising to first floor, coved ceiling, dado rail, doors to:

WC
Low level close coupled WC with push button flush, wash hand basin with mixer tap & storage below, part tiled walls, tiled floor, uPVC double glazed window to side with frosted glass.

Kitchen
Range of wall & base units with roll edge work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, inset 'Indesit' hob with extractor fan over, integrated eye level 'Indesit' oven & grill, space for dishwasher, space for fridge/freezer, part tiled walls, wood effect flooring, spotlights.

Open Plan Lounge/Dining Room

Lounge Area
uPVC double glazed French doors to front leading onto front garden, 1 x full height glass pane to side, radiator, coved ceiling, feature fireplace.

Dining Area
Coved ceiling, radiator, sliding doors to:

Conservatory/Reception Room
uPVC double glazed windows to rear overlooking rear garden, uPVC double glazed French doors to rear leading onto rear garden, recessed spotlights, door to:

Utility Room
Wall & base units with work surface over, inset stainless steel single drainer sink unit with hot & cold taps, space for fridge/freezer, Velux window, door to Garage.

First Floor Landing
Dado rail, coved ceiling, hatch to loft space, doors to all rooms.

Bathroom
Low level close coupled WC with push button flush, pedestal wash hand basin with mixer tap, panelled 'L' shaped bath with mixer tap & wall mounted rainfall style shower over with hand held shower attachment, glass shower screen, ceiling mounted extractor fan, part tiled walls, tiled floor, recessed spotlights, radiator, uPVC double glazed window to rear with frosted glass.

Bedroom
uPVC double glazed window to rear, radiator, dado rail, coved ceiling, built in storage cupboard housing 'Ideal' boiler, further built in wardrobe.

Bedroom
uPVC double glazed window to front, radiator, range of built in wardrobes, coved ceiling.

Bedroom
uPVC double glazed window to front, radiator, dado rail, coved ceiling, built in storage cupboard.

Outside

Front Garden
Gated entrance, driveway laid to block paving providing off road parking for several vehicles, section laid to lawn, patio seating area, enclosed by timber fencing & mature hedging.

Rear Garden
Patio seating area with mature flower & shrub borders, enclosed by timber fencing.

Garage
Electric door, power & light.

Total approx floor area
120.68 sq.m. (1298.98 sq.ft.)

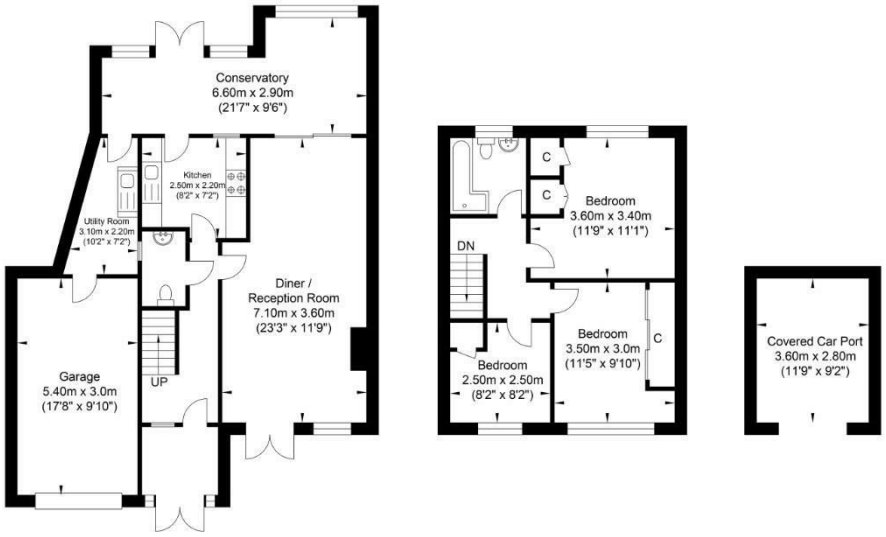
Council tax band D

V1

What the owner says:

"We have lived in our house for 19 years. We moved here from the busy Hanover area and we like the versatility of having the downs and the sea within a short distance. It is a safe and quiet no through road with great neighbours and excellent choice of shops and schools. Regular bus services run into Brighton and Rottingdean. We have been very happy here and are only moving due to mobility issues."

Warren Avenue



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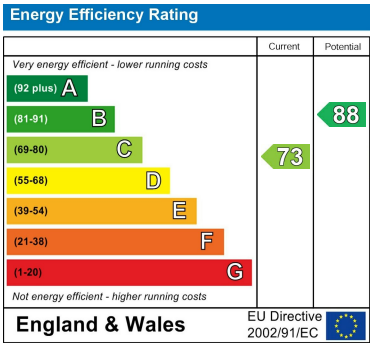
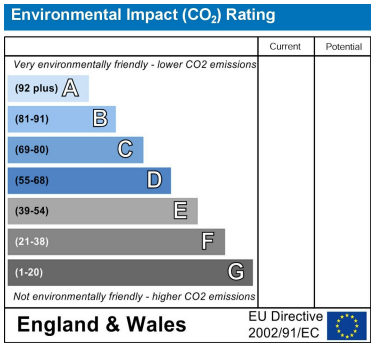
Ground Floor
Approximate Floor Area
871.01 sq ft
(80.92 sq m)

First Floor
Approximate Floor Area
427.97 sq ft
(39.76 sq m)

Outbuilding
Approximate Floor Area
108.50 sq ft
(10.08 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 120.68 sq m / 1298.98 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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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.

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