



40 Batemans Road, Brighton, BN2 6RD

£350,000 Freehold

3 bedroom mid-terraced family home situated in this POPULAR & CONVENIENT LOCATION. Other property highlights include; with utility room & shower room below the property, AIR CONDITIONING in 3 rooms, SPACIOUS BALCONY, kitchen/breakfast room & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D59 Exclusive to Maslen Estate Agents

Front door to:

#### **Porch**

Window to side, laminate flooring, door to:

#### **Entrance Hall**

Stairs rising to first floor, understairs storage cupboard, radiator, doors to all rooms, stairs descending to lower ground floor.

#### **W.C.**

Low level close coupled W.C., pedestal wash hand basin with hot & cold taps, uPVC double glazed window to front with frosted glass.

#### **Kitchen**

Range of wall, base & drawer units with roll edged work surfaces over, inset ceramic sink with hot & cold taps, space for oven, space for fridge/freezer, space for dishwasher, space for washing machine, part tiled walls, wood effect flooring, radiator, wall mounted air conditioning unit, uPVC double glazed window to front.

#### **Lounge**

Wall mounted air conditioning unit, radiator, uPVC double glazed window to rear, uPVC double glazed sliding doors to balcony.

#### **Lower Ground Floor**

uPVC double glazed door to rear, uPVC double glazed window to side, door to:

#### **Shower Room**

W.C., wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, glass shower screen, wall mounted extractor fan.

#### **Utility Room**

Range of base units with work surfaces over, inset stainless steel 1.5 bowl single drainer sink unit with mixer tap, steps up to storage area.

#### **First Floor Landing**

Hatch to loft space, built in storage cupboard, radiator, doors to all rooms.

#### **Bedroom**

uPVC double glazed window to rear, radiator, coved ceiling.

#### **Bedroom**

uPVC double glazed window to rear, radiator, coved ceiling, built in storage cupboard.

#### **Bedroom**

uPVC double glazed window to front, radiator, coved ceiling, built in storage cupboard, wall mounted air conditioning unit.

#### **Bathroom**

uPVC double glazed window to front with frosted glass, W.C., pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower unit over, radiator, tiled walls, laminate floor.

#### **Outside**

#### **Front Garden**

Mainly laid to lawn with paved pathway to front door, enclosed by mature hedging.

#### **Balcony**

Glass balustrade.

#### **Total approx floor area**

1515 sq.ft. (140.8 sq.m.)

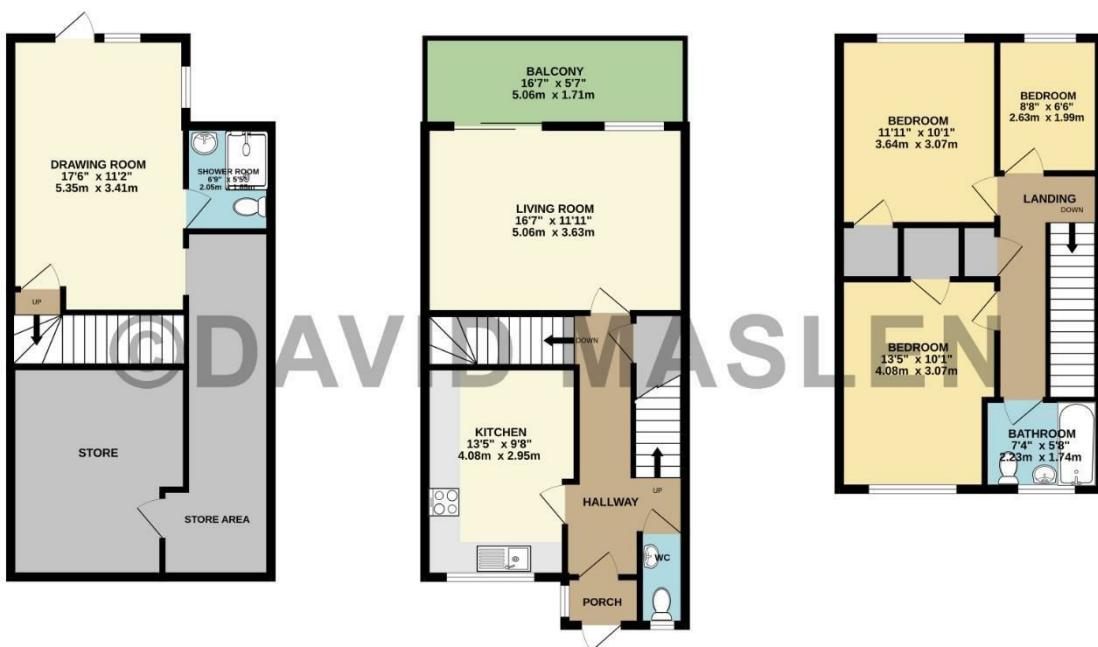
#### **Council tax band C**



LOWER GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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