

£450,000 Freehold



47 Park Crescent Road,
Brighton, BN2 3HS



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*** SOLD VIA MASLEN ESTATE AGENTS *** NO
ONWARD CHAIN

A good sized 3 BEDROOM PERIOD FAMILY HOUSE with flexible accommodation arranged over 3 floors. Highlights include a master bedroom with stylish EN SUITE SHOWER ROOM, open plan kitchen/living room with PARQUET SOLID OAK FLOORING and giving direct access out to the LANDSCAPED REAR GARDEN. Park Crescent Road is a popular residential location close to Lewes Road shops and the open space of The Level, with the town centre easily accessible. Energy Rating: F30 Exclusive to Maslen Estate Agents



Double glazed UPVC front door leading to:

Hallway

Giving access to two of the bedrooms and stairs up to the first floor and down to the lower ground floor.

Bedroom 2

A good sized double bedroom with UPVC double glazed sash windows with obscured privacy glass.

Bedroom 3

A smaller double room, that would make an ideal guest bedroom or home office. Wooden Sash window

Lower Ground Floor

Kitchen/Dining/Living Room

A spacious and light room with solid oak wooden parquet flooring. The kitchen/dining area is located at the front of the property and has ample wall & base units in solid wood doors with solid wood work surface and a useful range of free standing appliances included, to include a fridge freezer and washing machine. In addition there are integrated appliances to include a slimline dishwasher, over magnetic induction hob and extractor hood.

The living area is ideally located at the rear and gives access to the rear landscaped garden.

WC

Useful additional WC. Low level WC, wash hand basin.

First Floor

Bathroom

A spacious and light room with a white bathroom suite including oversize bath with shower over with glass folding shower screen, wall hung oval sink with mixer tap and tiled splash back and floor mounted WC. Cupboard housing hot-water tank including fast heat tank. a wooden sash window. Attractive and useful wooden shelves tucked away behind the door.

Master Bedroom

A spacious room with double glazed uPVC sash window with obscured glass. A hidden stylish en suite shower room

En Suite Shower Room

Hidden discreetly behind a sliding door the shower room has a double shower cubicle which is fully tiled to the wet area. There is a floor mounted WC and small wall hung wash hand basin with mixer tap.

Outside

Rear Garden

Laid with paving and border shrubs and with decorative features, fully walled sun trap, south east facing.

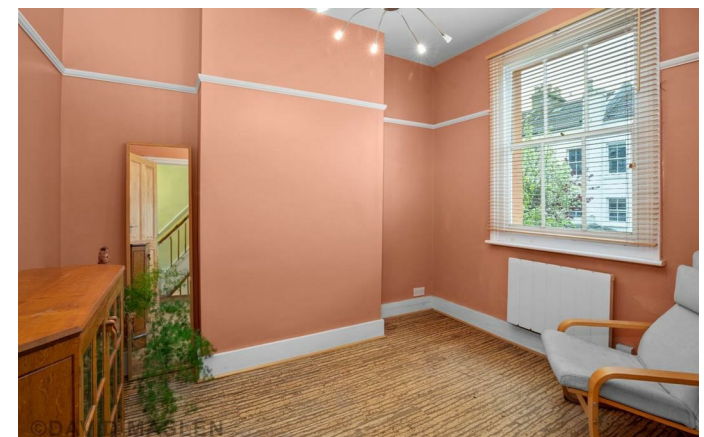
Total approx floor area

79.5 sq.m (856 sq.ft)

Parking Zone J

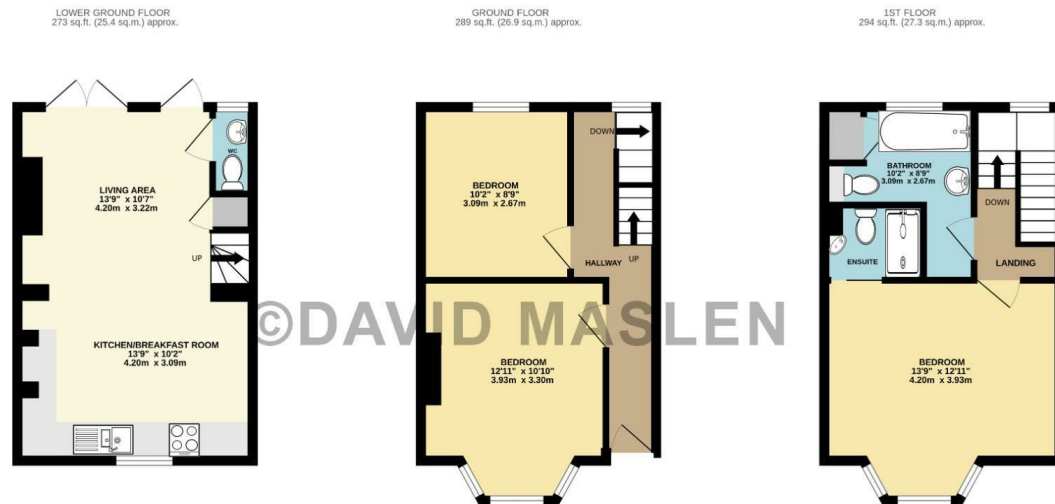
Council Tax Band C

V2









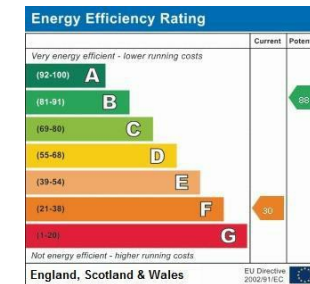
TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

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

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