136 Kipling Avenue, Brighton, BN2 6UE

£425,000 Freehold

Price Guide: £425,000 - £450,000 ** Well-presented 3 bedroom DETACHED BUNGALOW situated on level ground in this SOUGHT AFTER residential location that is on a bus route, close to local shops & popular schools. Some of the property highlights include; SPACIOUS kitchen/breakfast room, MODERN bathroom with separate WC, lawned rear garden & OFF STREET PARKING. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

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uPVC double glazed front door to:

Porch
Double glazed window to side, door to:

Hallway
Cupboard housing fusebox, electric meter cupboard, radiator, hatch to loft space, door to built in storage cupboard, doors to all rooms.

Lounge
Double glazed bay window to front, double radiator, feature fireplace, tiled hearth, shelves in chimney recess.

Bedroom
Double glazed window to side, radiator.

Bedroom
Double glazed window to front, double radiator.

WC
Low level WC, radiator, double glazed window to side, part tiled walls.

Bathroom
Panelled bath with mixer taps & electric shower over, vanity sink basin with mixer tap & cupboard under, heated towel rail, double glazed window to side, tiled walls, laminate flooring, recessed spotlights.

Bedroom
Double glazed window to rear, radiator.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob over, extractor above, integrated fridge/freezer, space & plumbing for washing machine, part tiled walls, radiator, space for table & chairs, laminate flooring, double glazed window to side, double glazed sliding door to rear garden.

Outside

Front Garden
Off street parking, side access to rear garden, lawned section with plants & shrubs, walled boundaries.

Rear Garden
Patio seating area, further raised decked area with pond, lawned area, mature trees & plants, shed, side access to front, outside tap, walled & fenced boundaries.

Total approx floor area
811 sq.ft. (75.4 sq.m.)

Council tax band D

V2

What the owner says:

"We really enjoyed our 13 years living in the property. When we were looking for a house it ticked all of our boxes. We wanted a detached house in a nice quiet neighbourhood with plenty parking, a short drive to the A23 for commuting, easy bus links to Brighton and shops and a nice outdoor space we could make our own. We transformed the garden to be a low maintenance relaxing outdoor space with a fish pond, small fruit trees and shrubs plus lots of space for entertaining and barbecues or just sitting enjoying the peace and quiet. The neighbours are lovely and it has been a pleasure to live there."

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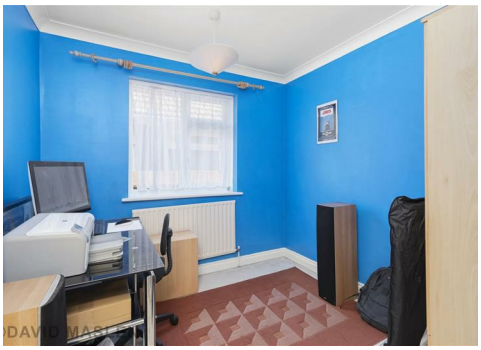

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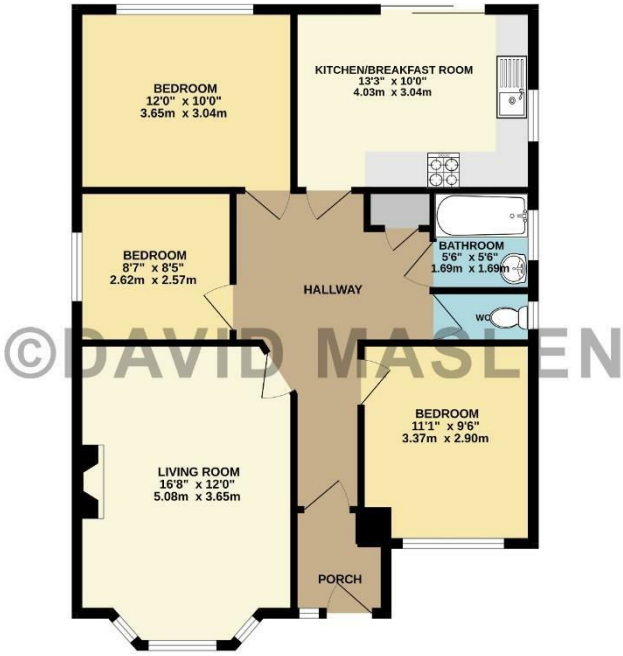
GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



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TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.
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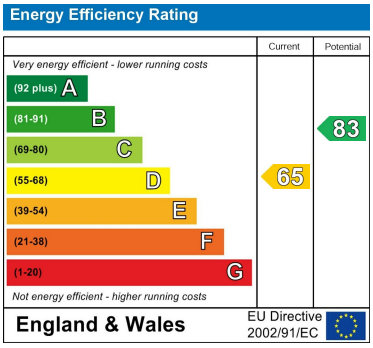

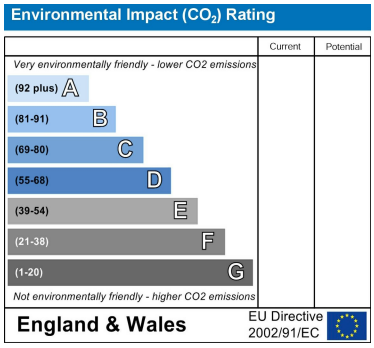

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