



35 Crayford Road, Brighton, BN2 4DQ

£475,000 Freehold

A 3 bedroom, 3 reception room END OF TERRACE HOUSE, situated on a POPULAR residential street, offering a fantastic opportunity for buyers looking for a wonderful family home. The property boasts; FLEXIBLE ACCOMMODATION throughout, PRETTY VIEWS over Brighton & a sunny REAR GARDEN that's perfect for relaxing or entertaining. Located close to local amenities, schools & transport links into the city centre, this location blends convenience with a welcoming community feel. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Doors to Lounge & Kitchen, stairs rising to first floor.

Kitchen

Range of wall & base units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for appliances, wall mounted 'Worcester' boiler, part tiled walls, tiled floor, window to side, door to rear.

Lounge

French doors to rear, radiator, understairs storage cupboard, picture rail, range of wall & base units, door to:

Inner Lobby

Doors to:

Reception Room/Bedroom

Currently used as a bedroom, radiator, window to front.

Reception Room/Bedroom

Currently used as a bedroom, radiator, window to front.

First Floor Landing

Window to side, hatch to loft space, doors to all rooms.

Bedroom

Window to front, radiator.

Bedroom

Bay window to front, radiator, picture rail.

Bedroom

Window to rear, radiator, built in storage cupboard, picture rail, door to:

Cloakroom

WC with push button flush, pedestal wash hand basin with hot & cold taps, laminate flooring, part tiled walls, wall mounted extractor fan.

Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & further hand held shower attachment, glass shower screen, part tiled walls, tiled floor, window to rear with frosted glass, wall mounted extractor fan.

Outside

Front Garden

Laid to patio, enclosed by brick walling.

Rear Garden

Section laid to patio, lawned borders, brick built shed, enclosed by brick walling & timber fencing.

Total approx floor area

96.7 sq.m. (1041.0 sq.ft.)

Parking zone U

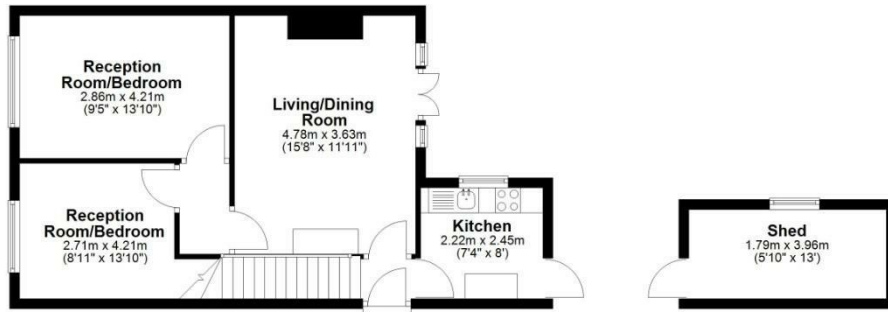
Council tax band C

V1

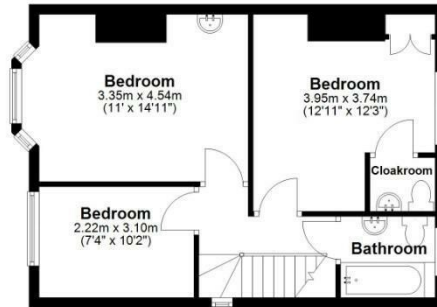




Ground Floor



First Floor



Main area: Approx. 96.7 sq. metres (1041.0 sq. feet)

Plus outbuildings, approx. 7.1 sq. metres (76.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Crayford Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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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.

COVERING THE CITY

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