



1a Kimberley Road, Brighton, BN2 4EN

Guide price £375,000 Freehold

Nestled on the charming Kimberley Road in Brighton, this delightful two bedroom semi-detached house is a promising opportunity for anyone looking to invest in a property with potential. Some of the standout features of this property are; the SPACIOUS layout, the bay-fronted lounge and is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents.

Front door to:

Entrance Hallway

Radiator, stairs to first floor, understairs storage cupboards housing fuse board and electricity meter, wall mounted thermostat, doors to:

Lounge

Double glazed bay window to front, radiator, wall mounted gas heater.

Cloakroom

Low level WC, double glazed window to side with privacy glass, part tiled walls, parquet flooring.

Kitchen

Range of wall and base units with roll edged work surfaces over, inset one and half bowl stainless steel sink unit and drainer, integrated oven with 4 ring electric hob over, extractor above, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, double glazed window to side with privacy glass, patio door to conservatory.

Dining Room

Double glazed window to rear, double radiator, gas fire place.

Conservatory

Double glazed windows and sliding patio door to rear garden, tiled flooring.

First Floor Landing

Hatch to loft, doors to:

Bathroom

White suite comprising panelled bath with mixer taps and shower over, vanity sink basin with mixer tap, low level WC with dual flush, chrome heated towel rail, storage cupboard housing 'Valiant' combi boiler and radiator, double glazed window to rear with privacy glass, part tiled walls.

Bedroom

Double glazed window to rear with far reaching views, radiator, built in wardrobe, shower cubicle and basin with mixer tap.

Bedroom

Double glazed bay window to front, double radiator, built in wardrobes, storage cupboard, further double glazed window to front.

Outside

Front Garden

Sunny front garden with pathway to front door, flower beds with array of mature plants and shrubs, gated side access to rear garden walled and fenced boundaries.

Rear Garden

Sunny lawned rear garden with walled and fenced boundaries, garden shed, side access to front, outside tap.

Total approx floor area

88.3 sq.m. (950.3 sq.ft.)

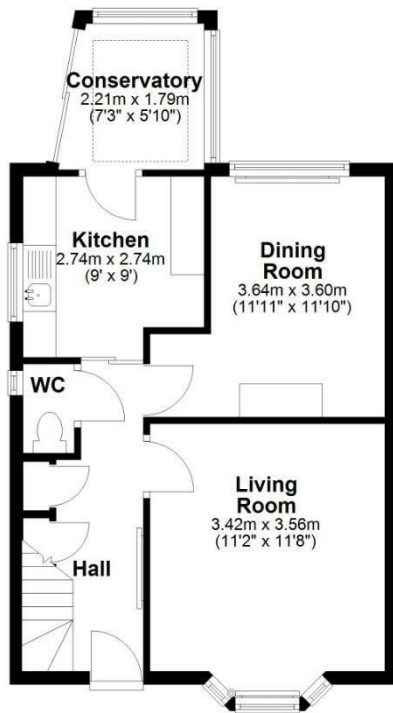
Council Tax Band C

Parking Zone U

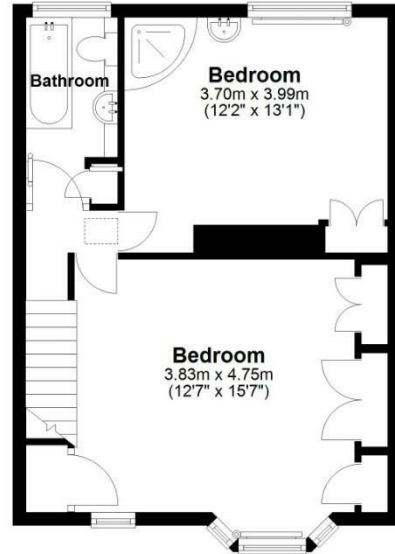
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Ground Floor



First Floor



Total area: approx. 88.3 sq. metres (950.3 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.
Plan produced using PlanUp.

Kimberly 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	74

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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