



## 82 Stephens Road, Brighton, BN1 7ER

£395,000 Freehold

This SPACIOUS and well presented 3 bedroom terraced home is situated in the POPULAR residential area of Hollingdean, close to local shops, amenities and within the catchment area for some of Brighton's most SOUGHT-AFTER schools. The property offers a bright and MODERN OPEN PLAN kitchen and dining area, ideal for both everyday family living and entertaining, along with a contemporary bathroom, a generous and WELL MAINTAINED lawned rear garden and the added benefit of OFF-STREET parking to the front. This appealing home represents a fantastic opportunity for both families and first-time buyers alike. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

Cottage style front door to:

**Hallway**

Stairs rising to first floor, radiator, bamboo flooring, double doors to:

**Lounge**

French doors opening onto rear garden, radiator, bamboo flooring, door to:

**Open Plan Kitchen/Dining Room**

**Kitchen**

Range of wall & base units with wooden work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, inset 4 ring gas hob, integrated oven, space for fridge/freezer, space & plumbing for washing machine, tiled floor, part tiled walls, window to front.

**Dining Area**

Painted floorboards, dado rail, radiator, window to rear, door to rear garden.

**First Floor Landing**

Window to front, painted floorboards, hatch to loft space, built in storage cupboard housing wall mounted boiler, doors to all rooms.

**Bathroom**

WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, shower attachment over, ladder style heated towel rail, tiled floor, part tiled walls, window to front with frosted glass.

**Bedroom**

Window to rear, radiator, wood effect flooring, range of built in wardrobes & cupboard.

**Bedroom**

Window to rear, radiator, painted floorboards, feature fire surround.

**Bedroom**

Window to front, radiator, painted floorboards.

**Outside**

**Front Garden**

Pathway to front door, off road parking space, range of mature shrubs & trees.

**Rear Garden**

Mainly laid to lawn, decked seating area, variety of flowering shrubs & trees, enclosed by timber fencing.

**What the owner says:**

"The house is situated in a quiet and peaceful area with an elevated position offering views over Brighton and out to sea.

The house has light and airy feel throughout. There is a brand new cottage style front door to cloakroom area as you enter and glass-panelled doors to enter the living room which has solid bamboo flooring and patio doors leading out onto the decking area of the garden.

The kitchen is open-plan with a dining area, which is currently also used as an office and hobby space

Upstairs there are three bedrooms. The main bedroom and second bedroom have peaceful views over the garden and the third bedroom can be used as a guest-room or extra sitting room.

The bathroom has a limestone floor with a bath and shower. A brand new Vaillant GCH boiler was installed recently.

The large, south-facing rear garden has mature trees, including a buddleia, cherry and palms, which attract many bees, birds and butterflies. The garden has been well-tended and has a generous lawn with a decking area to enjoy the sunshine - perfect for eating al-fresco in the summer months. There is a large fire-pit and an area with beds to grow vegetables. There is ample room to add a shed/summer-house and extend house at rear.

The front garden has mature trees, which planter beds and a car bay with parking block. There is free on-street parking also available as the area is outside any parking zone.

It's a five minute walk to the countryside where you can stroll through meadows, woodland or over the golf course to the top of the hill fort which offers spectacular views over the downs, city and the sea. There is also a cycle path leading to the downs. It's less than a minutes walk to the bus stop which takes you straight into town, open-market and North Laines and less than a ten minute walk to the train station for Brighton and Lewes. Also convenient for access to A27.

It's a short walk to local convenience stores / post-office and Fiveways is close by with a fresh fruit and vegetable store and interesting. There is also a choice of several supermarkets within easy distance.

There is a lovely community feel to the area with a couple of community centres close by and a park and is also an excellent location for schools for all ages and access to universities."

**Total approx floor area**

70.5 sq.m. (758.6 sq.ft.)

**Council tax band C**

**V1**

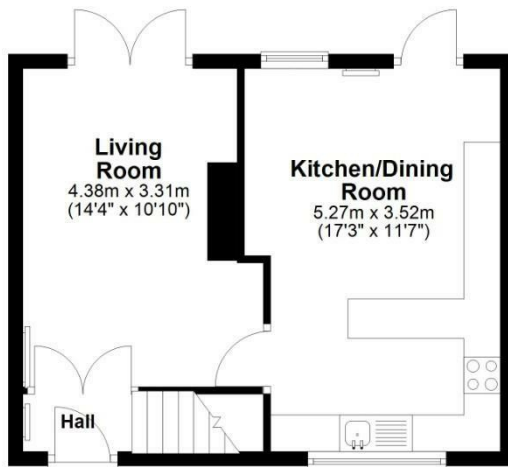








## Ground Floor



## First Floor



Total area: approx. 70.5 sq. metres (758.6 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.

## Stevens Road

### 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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### 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	76

### 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	

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