



15 Riley Road, Brighton, BN2 4AG

Price £415,000 Freehold

SOLD VIA MASLEN ESTATE AGENTS - An attractive 3 BEDROOM mid-terraced HOUSE situated in a POPULAR RESIDENTIAL LOCATION with good bus links into town. The property offers good sized accommodation with lounge, kitchen and bathroom on the ground floor and 3 bedrooms on the first floor. Highlights include WESTERLY ASPECT REAR GARDEN and NO ONWARD CHAIN. Energy Rating: D60
Exclusive to Maslen Estate Agents

Double glazed front door to:

Hallway

Radiator, coved ceiling, understairs storage cupboard.

Lounge

Double glazed bay window overlooking front, radiator, coved ceiling, tiled fireplace surround, storage in chimney breast recess.

Kitchen/Breakfast Room

Range of wall & base units with worktop surface over, 1.5 bowl sink & drainer unit with mixer tap, inset 4 ring electric hob with oven below & cooker hood over, space & plumbing for washing machine, radiator, wall mounted 'Ideal' boiler, tiled splashbacks, double glazed back door.

Bathroom

White suite comprising panel enclosed bath with shower fitment over, pedestal wash hand basin, low level WC with push button flush. Radiator, part tiled walls, fitted storage cupboard with shelving, double glazed window to rear.

First Floor Landing

Loft hatch.

Bedroom 1

Double glazed bay window overlooking front, radiator, decorative fireplace surround with mantle over, fitted storage cupboard with hanging rail.

Bedroom 2

Double glazed window overlooking rear, radiator, decorative fireplace surround with mantel over.

Bedroom 3

Double glazed window overlooking rear, radiator, decorative fireplace surround with mantle over, fitted storage cupboard with hanging rail & shelving.

Outside

Rear Garden

Westerly aspect rear garden with patio area leading to lawned area, shrubs to side, further patio area to rear, fenced boundaries.

Total approx floor area

73.1 sq.m (787 sq.ft)

Parking Zone U

Council Tax Band C



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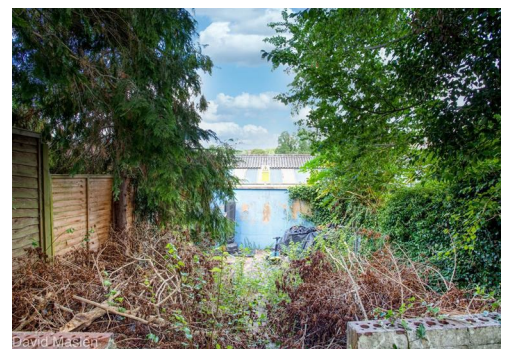
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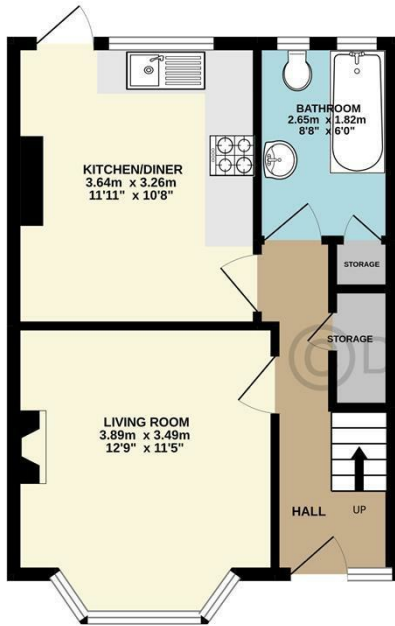


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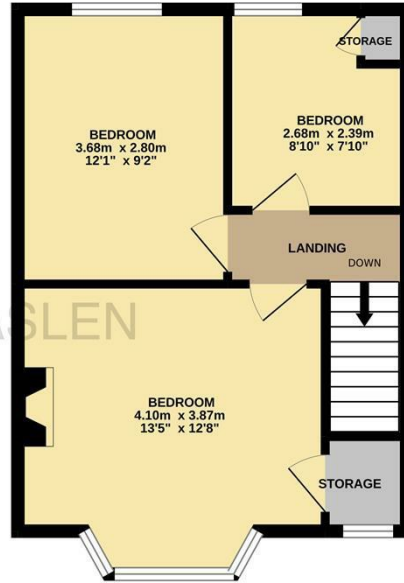


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GROUND FLOOR
36.2 sq.m. (390 sq.ft.) approx.



1ST FLOOR
36.8 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (787 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		79
		60
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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