62 Foxdown Road, Brighton, BN2 6TL

Offers in excess of £350,000 Freehold

3 bedroom end of terrace house with larger CORNER PLOT situated on a POPULAR street in the Woodingdean area of Brighton near to local shops & regular bus routes into Brighton city centre this home is ideal for couples or families. The property benefits from an OPEN PLAN lounge/diner, separate kitchen, sound proof garden room & shed & OFF STREET PARKING. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

maslen
DAVID MASLEN ESTATE AGENTS

Entrance Porch
Double glazed door leading to the porch. Inner door leading to:

Entrance Hall
Stairs leading to first floor, laminate flooring, doors leading to:

Living/Dining Room
Double glazed, double aspect windows, radiator, laminate flooring.

Kitchen/Breakfast Room
Double glazed rear window & door leading to the garden. Matching wall & base units with work surfaces over, stainless steel sink with mixer tap & drainer, space for oven, space for fridge/freezer, space & plumbing for washing machine & dishwasher. Wall mounted gas central heating boiler.

Bedroom
Double glazed side aspect window. Storage cupboard. Radiator.

Bedroom
Double glazed front aspect window. Radiator.

Bedroom
Double glazed front aspect window. Radiator.

Bathroom
WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer tap & wall mounted shower attachment over, fully tiled walls, wooden floorboards, radiator, window to rear with frosted glass.

Outside
Garden to three sides. Bike storage shed. Rear shed with soundproofing as a music studio, decking, rockery and off road parking.

Total approx floor area
877 sq.ft. (81.4 sq.m.)

Council tax band C

V1

©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

WHITSTABLE
FISH MARKET
COCKLES
&
WINKLES
©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

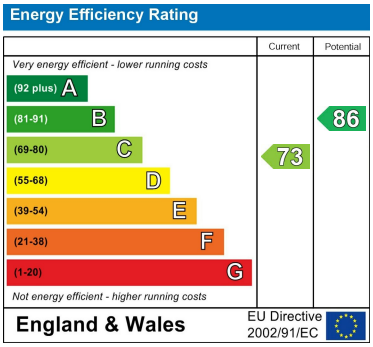
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

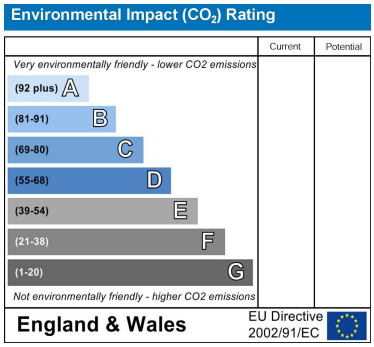
1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.

©DAVID MASLEN

TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) 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.
Made with Metropix ©2023





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT
Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.
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

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

maslen
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.