



41 Totland Road, Brighton, BN2 3EP

Price guide £375,000 Freehold

Price Guide: £375,000 - £400,000 *** A fantastic opportunity to acquire this 2/3 bedroom END OF TERRACE home, ideally positioned just off Elm Grove in a highly SOUGHT AFTER residential location. Requiring modernisation throughout the property offers enormous scope for improvement & the chance to create a wonderful home tailored to your own taste & style. Brimming with potential, the accommodation is GENEROUSLY PROPORTIONED & features a SPACIOUS OPEN PLAN lounge/dining room, providing an excellent space for both everyday living & entertaining. Further benefits include; a private garage, gas central heating & is available CHAIN FREE. Situated within easy reach of local amenities, schools & transport links, this property represents an exciting refurbishment opportunity in a POPULAR & convenient location. Viewings are highly recommended. Energy Rating: D61 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Cupboard housing electric meter & fuse board, door to dining room, stairs to first floor.

Lounge

Double glazed windows to front, fireplace, radiator.

Dining Room

Wall mounted thermostat, cupboard housing gas meter, feature fire place, double radiator, double glazed window to rear.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit & drainer, space for cooker, space & plumbing for washing machine, space for tall fridge freezer, wall mounted combi boiler, part tiled walls, vinyl flooring, X2 double glazed windows to rear, patio door to rear garden.

First Floor Landing

Radiator, hatch to loft, doors to:

Bedroom/Office

Double glazed window to rear, radiator.

Shower Room

Shower cubicle, pedestal wash hand basin, radiator.

WC

Low level WC, window to side.

Bedroom

Double glazed window to rear, radiator.

Bedroom

Double glazed windows to front, radiator, feature fire place.

Front Garden

Pathway to front door, lawned area with walled and fenced boundaries

Rear Garden

Patio rear garden with raised beds walled and fenced boundaries.

Garage

Double doors onto Bernard Place.

Total approx floor area

84.2 sq.m. (906.4 sq.ft.)

Parking zone S

Council tax band C

V1





Ground Floor



First Floor

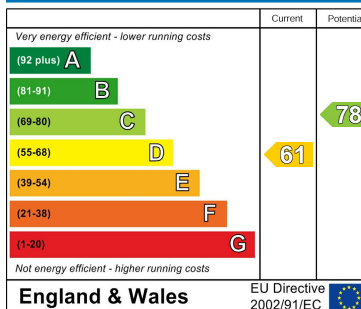


Total area: approx. 84.2 sq. metres (906.4 sq. feet)

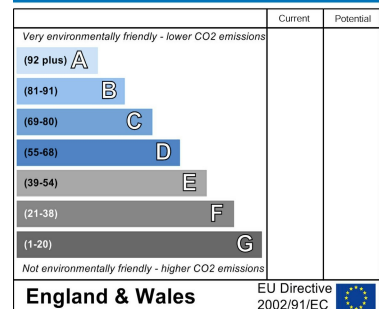
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Totland Road

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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,
Brighton,
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 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.