



34 Dudley Road, Brighton, BN1 7GN

£550,000 Freehold

This substantial six bedroom, three storey home is set in the SOUGHT AFTER Hollingdean area of Brighton, perfectly positioned close to local amenities, excellent transport links into the city centre, and within the catchment area for some of Brighton's most highly regarded schools. The property features a CONTEMPORARY kitchen, two shower rooms, a GENEROUSLY SIZED tiered rear garden, and is offered to the market CHAIN FREE. Exclusive to Maslen Estate Agents, this impressive home is an ideal choice for growing families seeking space in a desirable location. Energy Rating: D61 Viewings are highly recommended.

**maslen**  
DAVID MASLEN ESTATE AGENTS

Front door to:

**Hallway**

Double glazed window to front, stairs to first floor, coat hooks, radiator, wall mounted thermostat, under stair storage cupboard housing gas and electric meters, further storage cupboard with shelves, doors to:

**Lounge**

Double glazed bay window to front, double radiator.

**Open Plan Kitchen/Dining Room**

**Kitchen Area**

Range of wall and base units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, integrated oven with 4 ring electric hob over, extractor above, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, ceiling spotlights.

**Dining Area**

Space for table and chairs, storage cupboard housing combi boiler, double glazed double patio doors to rear garden.

**First Floor Landing**

Stairs to top floor, doors to:

**Bedroom**

Double glazed window to rear, double radiator, vanity sink basin with mixer tap and storage under.

**Bedroom**

Double glazed bay window to front, radiator, vanity sink basin with mixer tap and storage under, built in wardrobe.

**Bedroom**

Window to rear, radiator.

**Bathroom**

Modern white suite comprising walk in shower cubical with wall mounted electric shower, pedestal wash hand basin with mixer tap, low level WC with dual flush, chrome heated towel rail, double glazed window to front.

**Top Floor Landing**

Doors to:

**Bedroom**

x2 windows to front, radiator, x2 build in wardrobes, further storage cupboard.

**Bedroom**

Double glazed window to rear, radiator.

**Bedroom**

Double glazed window to rear, double radiator.

**Bathroom**

Shower cubicle with electric shower over, pedestal wash hand basin, low level WC, radiator, storage cupboard, part tiled walls, ceiling spotlights.

**Outside**

**Front Garden**

Steps up to front door, lawned area fenced and walled boundaries.

**Rear Garden**

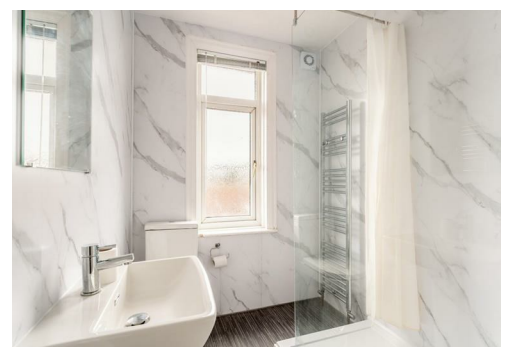
Decked area with steps up to tired lawned garden with fenced boundaries, outside toilet.

**Total approx floor area**  
121.2 sq.m. (1304.7 sq.ft.)

**Council tax band C**

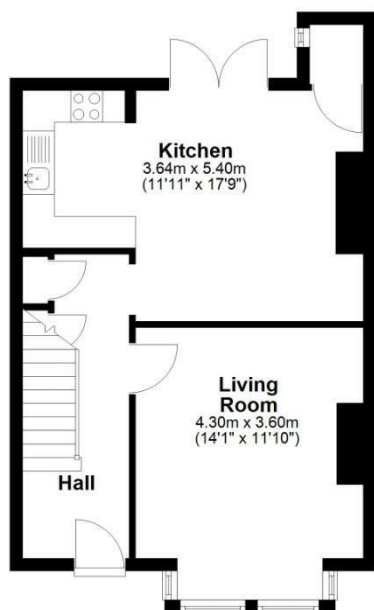
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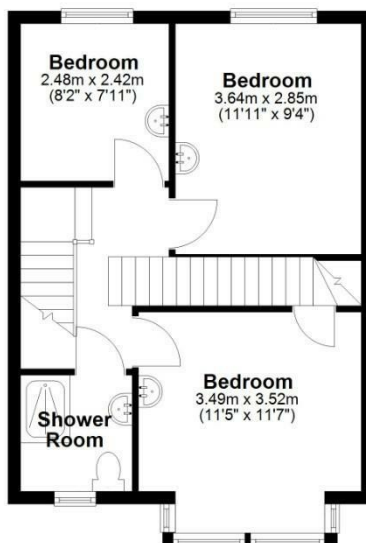




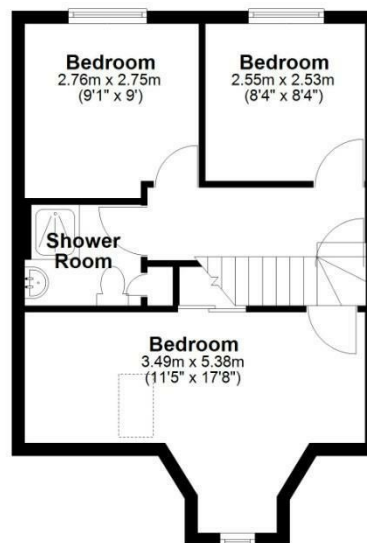
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 121.2 sq. metres (1304.7 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.

## Dudley 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	

### 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	

## 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.

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