

50 Clayton Road, Brighton, BN2 9ZP

£300,000 Freehold

Price Guide: £300,000 - £325,000 *** A well presented 2 bedroom semi-detached house, ideally situated in this POPULAR location close to Hanover. The property benefits from excellent bus links providing convenient access to Brighton city centre & the Royal Sussex County Hospital. The accommodation includes a SPACIOUS lounge, a separate kitchen/breakfast room, two well-proportioned bedrooms, a white suite bathroom & further downstairs cloakroom. Outside, the property boasts a generous L-shaped rear garden, offering an excellent outdoor space for relaxing & entertaining. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents

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Front door to:

Hallway
Wooden floorboards, storage cupboard, further x2 under stair storage cupboards, radiator, doors lounge and cloakroom, stairs to first floor.

Lounge
2 x double glazed windows to rear, double radiator, wooden floorboards, cupboards built into chimney recesses, recessed spotlights.

Kitchen/Breakfast Room
Range of wall and base units with roll edged work surfaces over, inset one and half bowl sink unit and drainer with mixer tap, integrated 'Smeg' oven, 4 ring gas hob, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, wall mounted combi boiler, double radiator, tiled flooring, part tiled walls, recessed spotlights, space for table and chairs, x3 double glazed windows to front and side.

Cloakroom
WC with dual flush, sink basin, tiled flooring, double glazed window to rear with privacy glass.

First Floor Landing
Sash window to side, hatch to loft, doors to:

Bedroom
2 x double glazed windows to rear, double radiator, x2 storage cupboards, shelving.

Bedroom
Double glazed window to front, radiator, shelving.

Bathroom
White suite comprising; panelled bath with mains plumbed shower over, vanity sink basin with mixer tap and cupboard underneath, WC with dual flush, bidet, double glazed window to front with privacy glass, radiator, tiled flooring, part tiled walls, recessed spotlights.

Outside

Front Garden
Pathway with front lawn and shrubbery.

Rear Garden
L shaped patio & lawned rear garden with fence and shrubbery boundaries, outside tap, summer house with power and shed.

Total approx floor area
72.0 sq.m. (774.5 sq.ft.)

Council tax band B

Parking zone S

V1











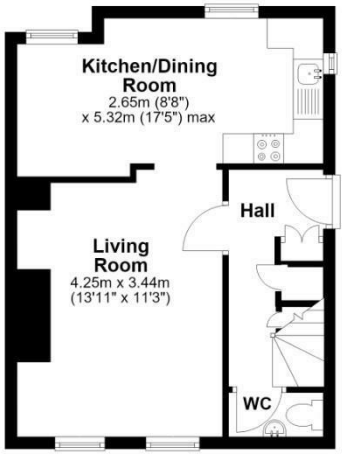




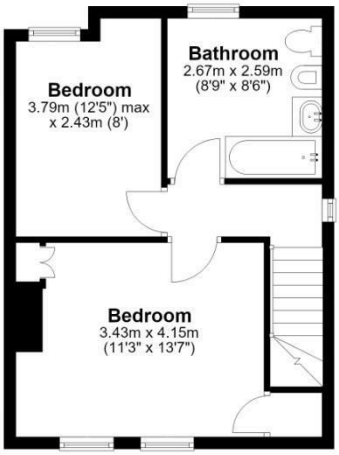


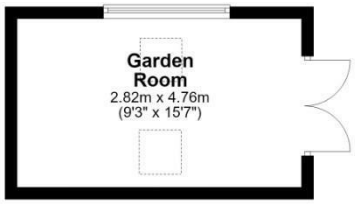


Ground Floor



First Floor

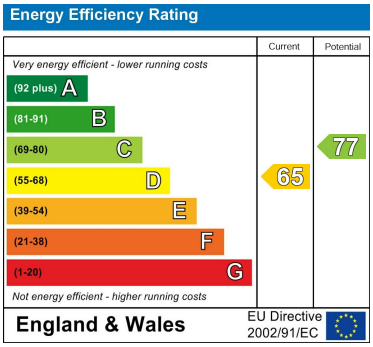


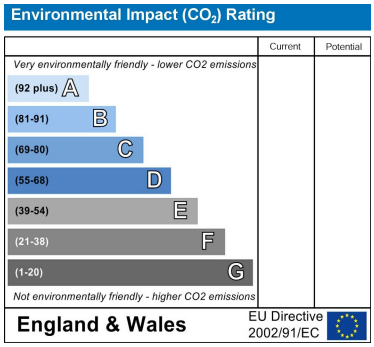


Main area: Approx. 72.0 sq. metres (774.5 sq. feet)
Plus outbuildings, approx. 13.4 sq. metres (144.3 sq. feet)

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.

Clayton Road





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