



## 48 Mafeking Road, Brighton, BN2 4EL

Price £385,000 Freehold

Older style 3 bedroom extended mid terraced FAMILY HOME, with an ATTRACTIVE REAR GARDEN. Other features & accommodation include 2 reception rooms, utility/sun room, refitted kitchen & MODERN fitted family bathroom/WC. Situated in this POPULAR residential location, viewing comes highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

#### **Split Level Entrance Hall**

Central heating radiator, large understairs storage cupboard with light, wall mounted gas boiler, stairs rising to first floor.

#### **Lounge**

Central heating radiator, coved ceiling, uPVC double glazed window to front with views across Brighton, large archway & 2 steps up to:

#### **Dining Room**

Central heating radiator, coved ceiling, windows to rear.

#### **Kitchen**

Modern fitted kitchen comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, space for cooker, space for further appliances, part tiled walls, tile effect flooring, coved ceiling, central heating radiator, window to rear, door to:

#### **Utility/Sun Room**

Central heating radiator, space & plumbing for washing machine, space for upright fridge/freezer, 2 x uPVC double glazed windows to rear overlooking the rear garden, double glazed sliding door to rear garden.

#### **First Floor Landing**

Door to:

#### **Bedroom**

Central heating radiator, range of built in wardrobes with hanging rail & shelves, uPVC double glazed window to front with views across Brighton.

#### **Bedroom**

Central heating radiator, high level built in cupboards, uPVC double glazed window to rear overlooking rear garden.

#### **Bedroom**

Central heating radiator, uPVC double glazed window to front with views across Brighton.

#### **Family Bathroom**

Modern white suite comprising panelled bath with mixer tap & thermostatically controlled rainwater style shower unit over, double vanity unit with inset wash hand basin with mixer tap, low level push button WC with concealed cistern, part tiled walls, tile effect flooring, ladder style heated towel rail, large airing cupboard, uPVC double glazed window with frosted glass to rear, hatch to loft space.

#### **Outside**

##### **Front Garden**

Lawned front garden with flower & shrub borders.

##### **Rear Garden**

Attractive tiered rear garden with areas laid to patio & lawn, flower & shrub borders, timber built storage shed, external tap.

#### **Total approx floor area:**

938 sq.ft. (87.1 sq.m.)

#### **Council Tax Band: C**

#### **Parking Zone: U**

#### **V1**

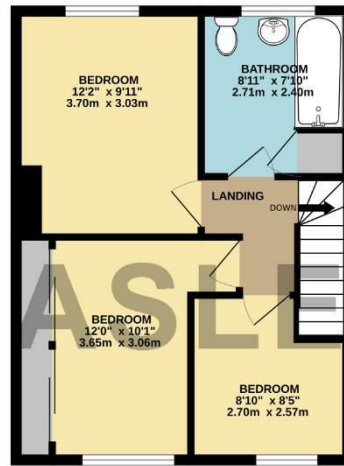
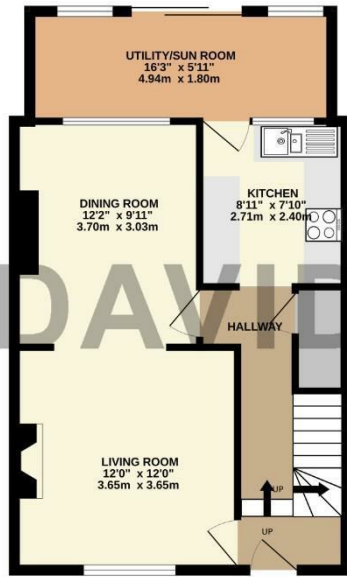
*What the owner says:*

*"We have loved raising our family in this home and are sad to have outgrown it. The location has been perfect; affectionately known as Bear Mountain we are only a short walk to local shops and services, with great schools and transport links. The space in our home has been really flexible, especially the large living/sitting rooms and there is lots of storage hidden away."*



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception contained herein, 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
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

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		
<b>England &amp; Wales</b>	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.

COVERING THE CITY

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