



# 101 Ladysmith Road, Brighton, BN2 4EH

£375,000 Freehold

A 3 bedroom mid-terrace house situated in this POPULAR residential location. Some of the other features & highlights include; the MODERN bathroom, OPEN PLAN lounge/dining room, PRIVATE REAR GARDEN & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.

Front door to:

**Hallway**

Wooden floorboards, radiator, door to bedroom.

**Bedroom**

Window to front, radiator, feature fireplace with wooden surround, wooden floorboards.

**Open Plan Lounge/Dining Room**

Wooden floorboards, radiator, stairs rising to first floor, understairs storage cupboard, door to rear garden, archway to:

**Kitchen**

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, inset hob with integrated oven under, extractor over, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Main' boiler, part tiled walls, tiled floor, recessed spotlights, door to:

**Bathroom**

Low level WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted attachment over, glass shower screen, ladder style heated towel rail, part tiled walls, laminate flooring, window to rear with frosted glass.

**First Floor Landing**

Hatch to loft space, doors to all rooms.

**Bedroom**

Window to rear, radiator, feature fireplace, steps up to tiled shower cubicle.

**Bedroom**

Window to front, radiator, built in hanging rail & shelving.

**Outside**

**Front Garden**

Pathway to front door.

**Rear Garden**

Laid to paving, brick built shed, mature trees & shrubs.

**Total approx floor area**

70.2 sq.m. (755.7 sq.ft.)

**Council Tax Band C**

**Parking Zone U**

**V1**









Total area: approx. 70.2 sq. metres (755.7 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.

Ladysmith Road

## IMPORTANT

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

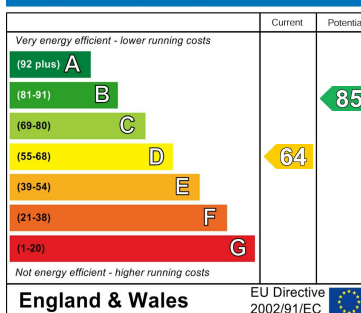
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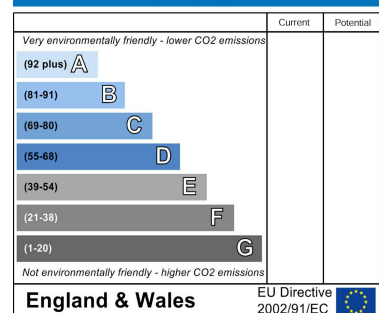
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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