



20 Netherfield Green, Brighton, BN2 6QP

Price £400,000 Freehold

This 2 BEDROOM SEMI-DETACHED BUNGALOW is situated on a CORNER PLOT with PLANNING PERMISSION TO EXTEND TO THE FRONT AND SIDE. Highlights include LIGHT AND AIRY ACCOMMODATION THROUGHOUT, new flooring and newly decorated throughout, SEA VIEWS over Woodingdean from the raised patio, large wrap-around rear garden and OFF STREET PARKING. The property is close to a frequent bus service offering easy access to Brighton city centre and Rottingdean village. Viewings are highly recommended. Planning number BH2023/00724 Energy Rating: C69 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

Porch

2 x uPVC double glazed windows to either side, door to:

Entrance Hall

Doors to all rooms, radiator, built in cupboard housing electric meters & fuses, hatch to loft space.

Bathroom

White suite comprising panelled bath mains fed shower over, pedestal wash hand basin with mixer tap, low level close coupled WC. Ladder style chrome heated towel rail/radiator, uPVC double glazed window to front with frosted glass.

Bedroom

uPVC double glazed window to front, radiator.

Bedroom

uPVC double glazed window to front, radiator.

Lounge/Diner

uPVC double glazed window to rear, uPVC double glazed sliding doors to rear garden, two radiators, recessed spotlights, dado rail.

Kitchen

Range of wall & base units with work surfaces over, inset single drainer sink unit with mixer tap, integrated oven & grill, inset electric hob with extractor/filter over, space for washing machine, space for fridge/freezer, recessed spotlights, built in storage cupboard, part tiled walls, laminate flooring, uPVC double glazed window to side, uPVC double glazed window to rear garden, uPVC double glazed door to rear garden.

Outside

Front Garden

Private driveway laid to concrete providing off road parking, lawned section with mature hedge borders, outside light.

Rear Garden

Raised patio seating area with views over Woodingdean & steps down to wrap around lawned area, outside light, enclosed by wooden fencing.

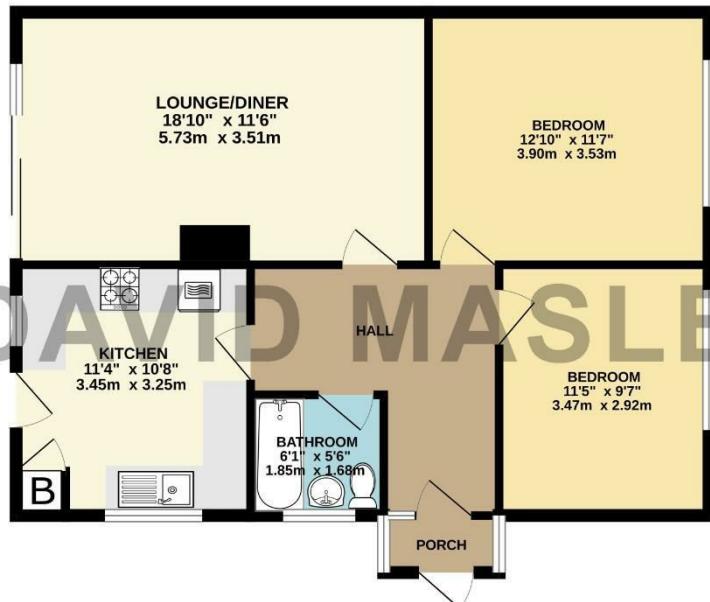
Total approx floor area

68.0 sq.m. (732 sq.ft.)

Council Tax Band C



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items of equipment are 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 seller and agent accept no responsibility for any inaccuracies or omissions contained here and no guarantee as to their operability or efficiency can be given.
Made with Metricon 5500

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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COVERING THE CITY

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