



## 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.

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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**

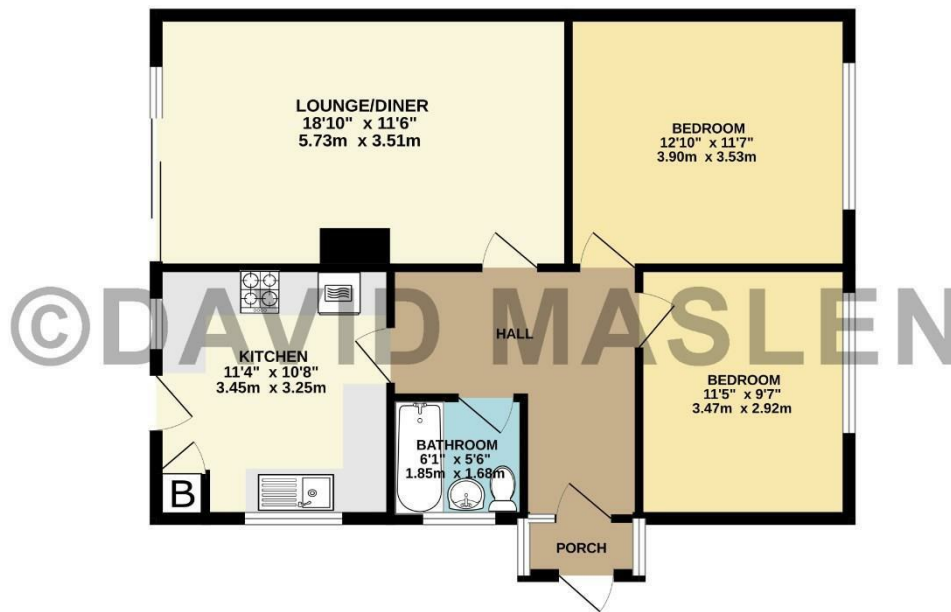
68.0 sq.m. (732 sq.ft.)

#### **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 are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
Made with Mettler 11/2023

## IMPORTANT

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

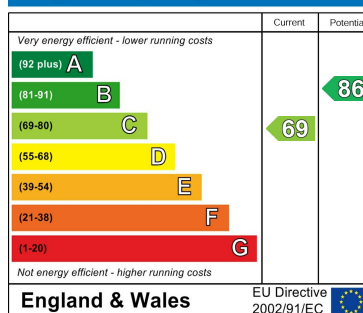
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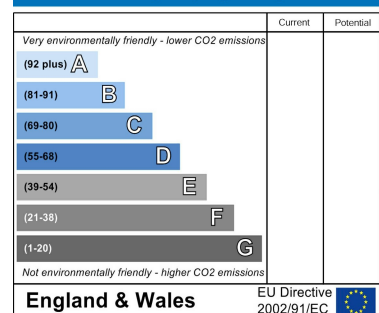
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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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