



20 May Road, Brighton, BN2 3EB

£390,000 Freehold

A 3 bedroom semi-detached house in need of some updating situated in this POPULAR residential location off of Elm Grove. Some of the property highlights include; the kitchen/breakfast room, PRETTY REAR GARDEN, impressive far reaching VIEWS, downstairs WC with further family bathroom upstairs & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D56 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Cupboard housing wall mounted 'Worcester' boiler, stairs rising to first floor, radiator, doors to:

Dining Room

Window to front, radiator.

Lounge

Feature fireplace, door to rear, door to:

Kitchen

Range of wall, base & drawer unit with roll edge work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, inset 4 ring hob, integrated oven, space & plumbing for washing machine, space for fridge/freezer, radiator, window to rear, part tiled walls, laminate flooring, door to:

Inner Hallway

Door to side, cupboard housing gas meter & shelving, laminate flooring, door to:

WC

WC, wash hand basin, window to side.

First Floor Landing

Window to front, hatch to loft space, doors to all rooms, window to side.

Bedroom

Window to front, radiator, built in cupboard.

Bathroom

Low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap & hand held shower attachment, window to side with frosted glass, part tiled walls, laminate flooring, radiator.

Bedroom

Window to side, window to rear, radiator.

Bedroom

Window to rear, radiator, 2 x built in cupboards.

Total approx floor area

103.1 sq.m. (1109.74 sq.ft.)

Council tax band C

Parking zone S

V1



May Road



Ground Floor
Approximate Floor Area
554.87 sq ft
(51.55 sq m)

First Floor
Approximate Floor Area
554.87 sq ft
(51.55 sq m)

Approximate Gross Internal Area = 103.1 sq m / 1109.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

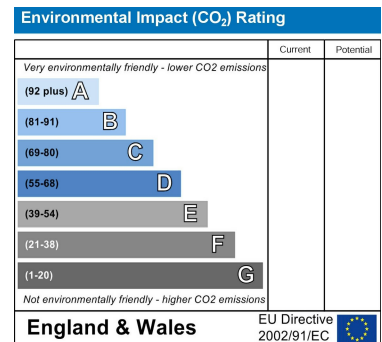
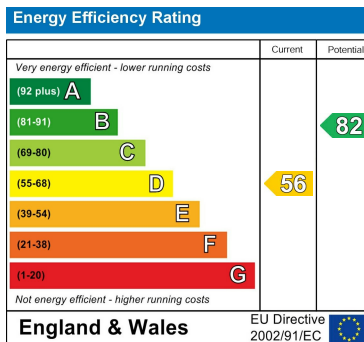
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.