



24 Broadfields, Brighton, BN2 4QF

£350,000 Freehold

A WELL PRESENTED 4 bedroom END OF TERRACE family home situated in this POPULAR residential location. Some of the property highlights include; the MODERN fitted kitchen, smart family bathroom, OPEN PLAN lounge/dining room/kitchen, private car parking space & EAST FACING REAR GARDEN. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Wall mounted thermostat, wood effect flooring, stairs rising to first floor, door to:

Open Plan Kitchen/Lounge/Dining Room

Kitchen Area

Range of wall, base & drawer units with square edged work surfaces over, inset sink unit with mixer tap & drainer, inset 'Lamona' hob with cooker hood above, integrated oven below, integrated fridge/freezer, space & plumbing for washing machine, breakfast bar seating, cupboard housing wall mounted boiler, part tiled walls, wood effect flooring, window to front, understairs storage cupboard.

Lounge/Dining Room

Recessed spotlights, radiator, wood effect flooring, window to rear, French doors to rear.

First Floor Landing

Window to front, stairs rising to first floor, built in storage cupboard, doors to all rooms.

Bathroom

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

Bedroom

Window to rear, radiator.

Bedroom

Window to front, radiator.

Second Floor Landing

Hatch to loft space, doors to all rooms.

Bedroom

2 x windows to front, radiator.

Bedroom

2 x windows to rear, radiator.

Outside

Front Garden

Laid to lawn with paved pathway to front door.

Rear Garden

Laid to artificial grass with brick borders filled with mature shrubs & plants, enclosed by timber fencing, gate to rear.

Parking Space

Private paved car parking space.

Total approx floor area

72.5 sq.m. (779.9 sq.ft.)

Council tax band B

Parking zone D

On event days only

V1

What the owner says:

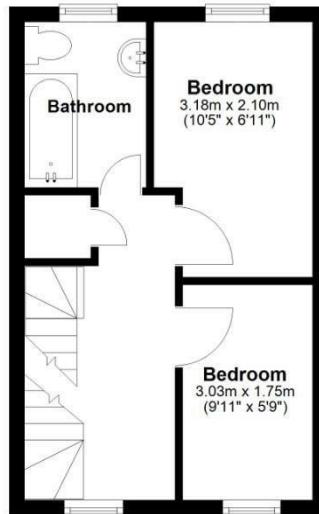
"We have really loved living in this house - our first home as a family. It is in a great location for transport links with bus stops a short walk away and the train station just down the road. It is in a quiet spot, with the school and leisure centre in the surrounding area. The rooms are nice and light, and have been ideal for our different family needs. We are so lucky being end of terrace as our garden spans around the back and side of the house. You'll be sure to get sun at different times of the day! We are really sad to be moving, but we are leaving Brighton so it's time to find a new home!"



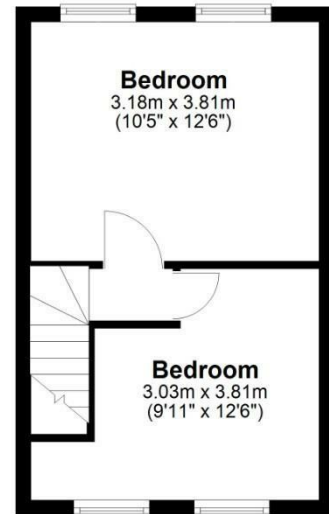
Ground Floor



First Floor



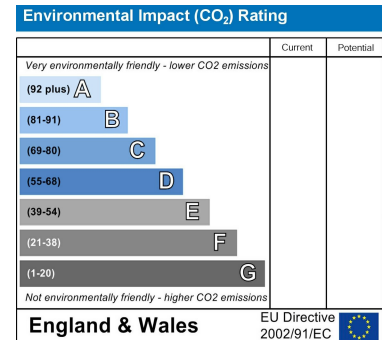
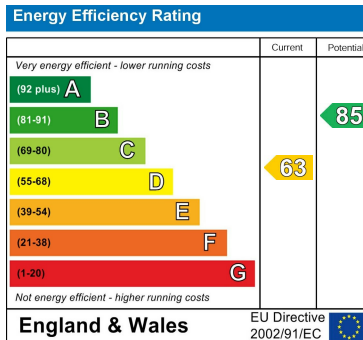
Second Floor



Total area: approx. 72.5 sq. metres (779.9 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.

Broadfields



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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