3 Buller Road, Brighton, BN2 4BH

Price guide £375,000 Freehold

Price Guide: £375,000 - £400,000 ** Beautifully modernised by the current owners is this STYLISH 2 double bedroom home offering contemporary living in a POPULAR residential area close to local shops, amenities and well regarded schools. Highlights include a STUNNING OPEN PLAN MODERN kitchen/diner, a SMART UPDATED BATHROOM and two well-proportioned bedrooms. The property also features a lawned rear garden perfect for relaxing or entertaining. Immaculately presented throughout, this standout home represents a rare opportunity in a highly desirable location. Viewings are highly recommended. Energy Rating: C72 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Front door to:

Hallway
Wall mounted cupboard housing meters & fuseboard, wood effect flooring, archway to:

Lounge
2 x windows to front, radiator, wood effect flooring, archway to:

Kitchen/Dining Room
Recently fitted kitchen with range of wall, base & drawer units, work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, inset hob with extractor over, integrated oven below, integrated dishwasher, integrated fridge/freezer, integrated microwave, space for table & chairs, upright radiator, stairs rising to first floor, understairs storage cupboard, wood effect flooring, window to rear, door to:

Utility Space
Space & plumbing for washing machine, wood effect flooring, shelving, door to side with access to rear garden, door to:

Bathroom
Low level WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, 'L' shaped panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, upright radiator, underfloor heating, part tiled walls, tiled floor, window to side with frosted glass, wall mounted extractor fan.

First Floor Landing
Doors to both rooms.

Bedroom
Window to rear, radiator, hatch to boarded loft space offering ample storage, built in storage cupboard housing boiler.

Bedroom
2 x windows to front, radiator, range of built in wardrobes.

Outside

Rear Garden
Paved patio seating area, section laid to lawn, timber storage shed, enclosed by timber fencing.

Total approx floor area
64.5 sq.m. (694.6 sq.ft.)

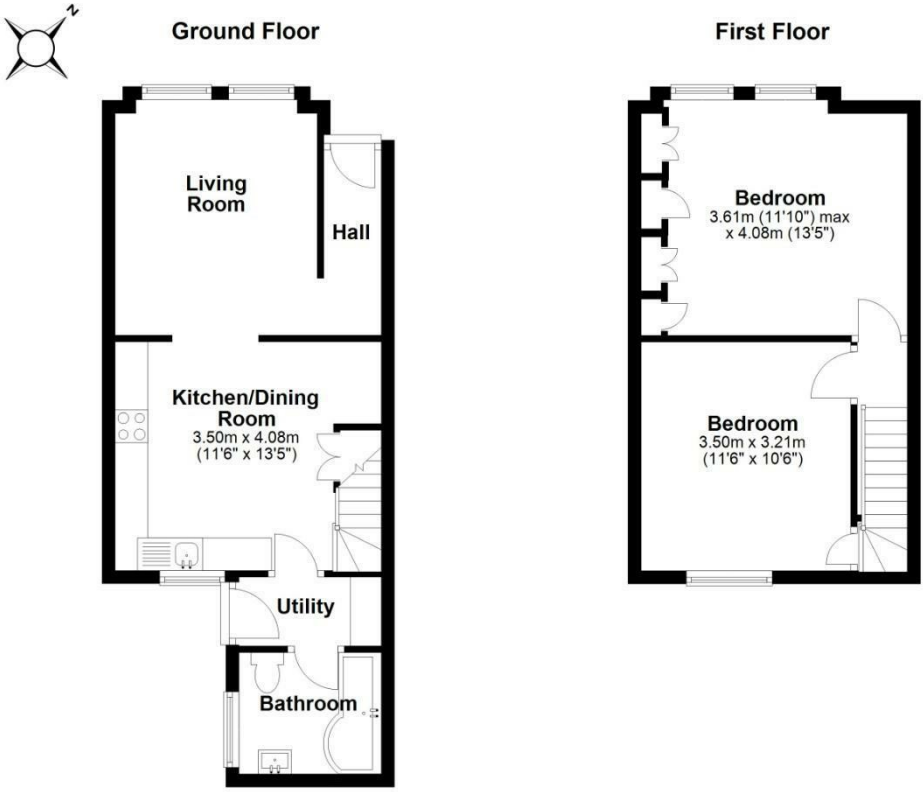
Council tax band C

Parking zone U

V 2

What the owner says:

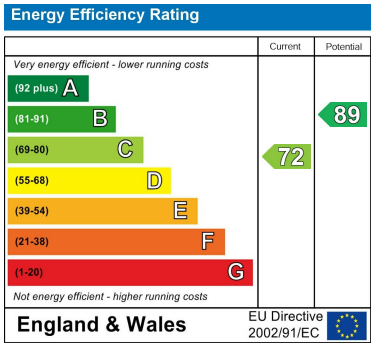
"We have absolutely loved living in this house; it was our first home. The house is in a perfect location, which we will miss, with buses and walks to town in 25 minutes, shops down the road, and beautiful walks up onto the South Downs with views out to sea. Within the property itself, it has two spacious bedrooms and a surprising amount of storage throughout, which has been really handy for our needs. As well as a newly fitted kitchen and bathroom. We hope whoever buys it has as amazing memories in this place as we have."

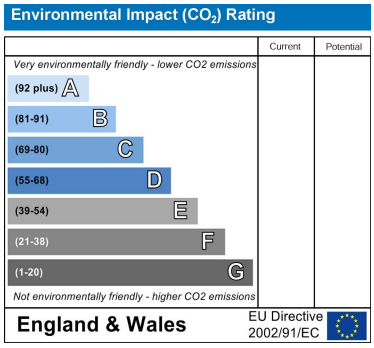


Total area: approx. 64.5 sq. metres (694.6 sq. feet)

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.

Buller Road





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,
Brigton,
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.