



32 Crayford Road, Brighton, BN2 4DQ

£425,000 Freehold

SOLD VIA MASLEN ESTATE AGENTS **** This RECENTLY REFURBISHED 3 bedroom bay fronted house, situated on a POPULAR residential street, offers a fantastic opportunity for buyers looking for a wonderful family home. The property boasts; a SPACIOUS Kitchen/Breakfast Room, MODERN downstairs shower room, PRETTY VIEWS over Brighton & a sunny SOUTH FACING REAR GARDEN that's perfect for relaxing or entertaining. Located close to local amenities, schools & transport links into the city centre, this location blends convenience with a welcoming community feel. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Stairs rising to first floor, understairs storage cupboards, recessed spotlights, thermally treated solid oak flooring, doors to all rooms.

Lounge

Bay window to front, radiator, recessed spotlights, feature fireplace, wall mounted heating thermostat, thermally treated solid oak flooring.

Utility Room

Thermally treated solid oak flooring, radiator, built in storage cupboard, further built in cupboard housing space & plumbing for washing machine & tumble dryer, door to rear garden, door to shower room.

Shower Room

WC with concealed cistern & push button flush, wash hand basin with mixer tap, wall mounted shower unit, wall mounted extractor fan, ladder style heated towel rail, tiled floor.

Kitchen/Breakfast Room

Range of wall, base & drawer units with square edged work surfaces over, inset 1.5 bowl sink unit with mixer tap, inset hob with extractor over, integrated oven below, integrated dishwasher, integrated fridge, integrated freezer, integrated microwave, space for table & chairs, radiator, recessed spotlights, thermally treated solid oak flooring, window to rear overlooking garden.

First Floor Landing

Hatch to loft space, recessed spotlights, doors to all rooms.

Bedroom

Window to front, radiator, wood effect flooring.

Bedroom

Bay window to front, radiator, range of built in wardrobes,.

Bedroom

Window to rear with views over Brighton, radiator, range of built in wardrobes.

Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, further hand held shower attachment, part tiled walls, tiled floor, ladder style heated towel rail, recessed spotlights, window to rear with privacy glass.

Outside

Rear Garden

Mainly laid to lawn, patio seating area, enclosed by mature hedging & timber fencing, timber shed.

Total approx floor area

81.8 sq.m. (880.7 sq.ft.)

Council tax band C

Parking zone U

V1

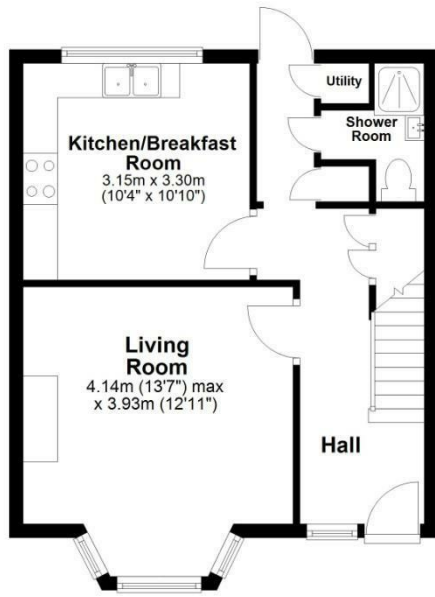
What the owner says:

"We have truly loved living in this home - it's been a place of comfort, joy and treasured memories. It has always felt homely, whether that be a rainy weekend in winter with the fire on, or in the summer hosting friends in the garden. It has been the perfect blend of our retreat and a social hub. With everything so close and feeling part of the city it's nice to have such a peaceful space that was ours alone."

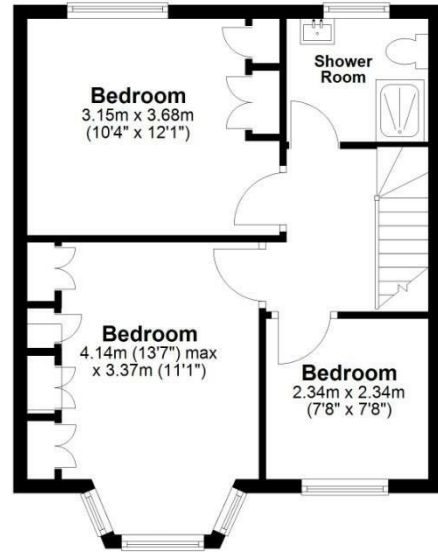




Ground Floor



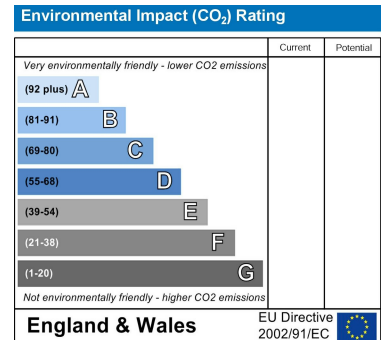
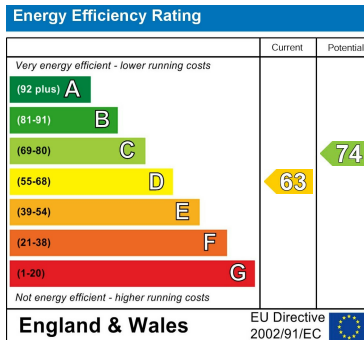
First Floor



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

Please note that the roof terraces have not been included in the square meterage. 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.

Crayford Road



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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