



133 Crescent Drive South, Brighton, BN2 6SB

£475,000 Freehold

Situated in this POPULAR residential location, this charming detached bungalow offers a unique opportunity for those seeking a SPACIOUS & comfortable home. With 3 well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space. The bungalow boasts 2 inviting reception rooms, providing ample room for relaxation & entertaining. The layout is designed to maximise natural light, creating a warm & welcoming atmosphere throughout. The STUNNING VIEWS from the property add to it's appeal, allowing you to enjoy the beauty of the surrounding area from the comfort of your own home. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents

Front door to:

Porch

Tiled floor, door to:

Hallway

Built in storage cupboard with shelving & meters, radiator, hatch to loft space, further built in storage cupboard housing wall mounted 'Ideal' boiler, doors to all rooms.

Lounge

Window to front with views over Woodingdean towards the sea, radiator, brick built fireplace, double doors into:

Dining Room

Window to rear, radiator, archway into:

Kitchen

Range of wall, base & drawer units with roll edge work surfaces over, inset sink drainer unit with mixer tap, inset 4 ring 'Stoves' gas hob with extractor fan over, integrated eye level 'Stoves' oven & grill, integrated fridge/freezer, integrated 'NEFF' dishwasher, part tiled walls, tiled floor, recessed spotlights, window to rear, door to rear.

Bedroom

Window to front, radiator, built in wardrobe.

Shower Room

WC, wash hand basin with mixer tap, wall mounted shower unit, vinyl flooring, tiled walls, ladder style heated towel rail, recessed spotlights, window to rear with frosted glass.

Bedroom

Window to side & rear, radiator, built in overhead storage.

Bedroom

Window to front & side, radiator.

Outside

Front Garden

Laid to lawn, driveway to garage, pathway to front door, outside light, enclosed by brick walling.

Rear Garden

Mainly laid to lawn with a section laid to patio, outside light, pathway & gate to side, door to garage, enclosed by brick walling & mature hedging.

Garage

Up & over door, door to rear, 2 x windows to side.

Total approx floor area

91.1 sq.m. (981 sq.ft.)

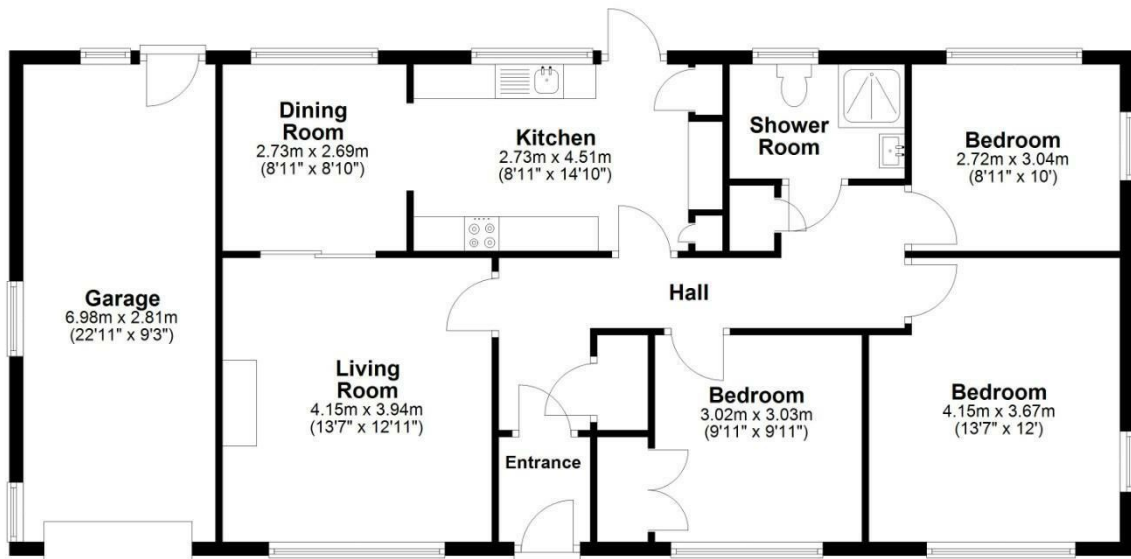
Council tax band D

V1





Ground Floor



Total area: approx. 91.1 sq. metres (981.0 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.

Crescent Drive South

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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