



60 Dudley Road, Brighton, BN1 7GL

£425,000 Freehold

CHAIN FREE & spacious 3 bedroom older style family home requiring updating & modernisation located in the SOUGHT AFTER Hollingdean dip. Other features include; SPACIOUS lounge, kitchen/dining room, shower room/W.C., ATTRACTIVE REAR GARDEN & potential to extend subject to the necessary consents being obtained. Viewings are highly recommended. Energy Rating: F36 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

Entrance Hall

Dado rail, understairs storage cupboard housing electric fusebox & meter, uPVC double glazed window to front, stairs rising to first floor, door to:

Lounge

Coved ceiling, uPVC double glazed bay window to front.

Kitchen/Dining Room

Dining Room

Coved ceiling, uPVC double glazed window to rear overlooking rear garden.

Kitchen Area

Range of wall & base units with laminated work surfaces over, inset stainless steel single drainer sink unit, space for cooker, space for further appliances, part tiled walls, coved ceiling, understairs storage cupboard, uPVC double glazed window to rear, uPVC double glazed door to rear leading to rear garden.

First Floor Landing

Dado rail, 2 x built in storage cupboards, hatch to loft space, door to:

Bedroom

Picture rail, uPVC double glazed bay window to front.

Bedroom

Picture rail, built in shelved storage cupboard, uPVC double glazed window to rear overlooking rear garden.

Bedroom

Picture rail, uPVC double glazed window to rear overlooking rear garden.

Shower Room

Comprising tiled shower cubicle with electric 'Triton' shower unit & sliding door, vanity unit with mixer tap, low level close coupled push button W.C., fully tiled walls, uPVC double glazed window to front.

Outside

Front Garden

Small wall enclosed front garden.

Rear Garden

Good sized paved & lawned rear garden with flower & shrub borders, brick built storage shed to rear.

Total approx floor area

831 sq.ft. (77.2 sq.m.)

Council tax band C

V1

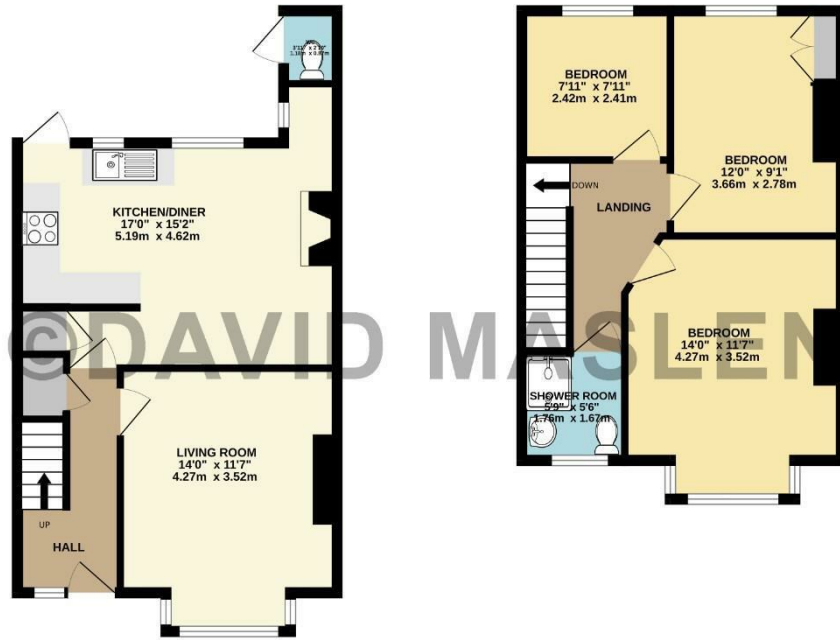
What the owner says:

"This has been our family home for the last 65 years loved by all for it's homely feel. Many great memories were made here. There is a gas supply to the home (gas meter under stairs with electric meter) the cooker is gas the fire was capped off. So installing gas central heating should be easier. Proximity to local schools and shops is perfect for the next family to start their journey in."



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors 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.
Made with Metagen 1/20/24

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.

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	

COVERING THE CITY

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