



24 Crayford Road, Brighton, BN2 4DQ

Offers over £425,000 Freehold

This beautifully presented 3 bedroom terraced home is ideally situated within a well-established residential area and has been thoughtfully updated by the current owners. The property boasts a modern fitted kitchen that flows seamlessly into the dining area creating an ideal space for both everyday living and entertaining with bi-folding doors opening onto a raised south-facing terrace and further lawned area that enjoys sunshine throughout the day. Other highlights include a stylish modern bathroom & bay fronted lounge combining style with practical family living this attractive home is sure to appeal to a wide range of buyers and viewing is highly recommended. energy rating: [C71]. Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Laminate flooring, stairs rising to first floor, window to front with frosted glass, radiator, doors to all rooms.

Lounge

Bay window to front, radiator, wooden flooring.

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel sink unit with mixer tap, integrated drainer, inset 4 ring induction hob with extractor over, integrated oven below, integrated fridge/freezer, integrated dishwasher, part tiled walls, tiled floor, underfloor heating, window to rear, recessed spotlights, built in storage cupboard with plumbing for washing machine, recessed spotlights.

Dining Area

Tiled flooring, underfloor heating, 2 x storage cupboards built in to chimney breast recess, recessed spotlights, space for table & chairs, bi fold doors to rear.

Garden

Composite decking, with steps down to lawned section, timber storage shed, enclosed by brick walling & timber fencing, views of Brighton.

First Floor Landing

Hatch to loft space, doors to all rooms, wood effect flooring.

Bathroom

WC with push button flush & concealed cistern, wash hand basin with mixer tap & vanity storage below, panelled bath with hand held shower attachment, rainfall shower head over, glass shower screen, ladder style heated towel rail, tiled walls, tiled floor, underfloor heating, recessed spotlights, window to rear with frosted glass.

Bedroom

Window to rear with views over Brighton, radiator, wood effect flooring.

Bedroom

Bay window to front, radiator, wood effect flooring, 2 x built in storage cupboards & shelving.

Bedroom

Window to front, radiator, wood effect flooring.

Boarded loft space

Approx. floor area

80.0 sq.m (893.9 sq. feet)

Parking zone U

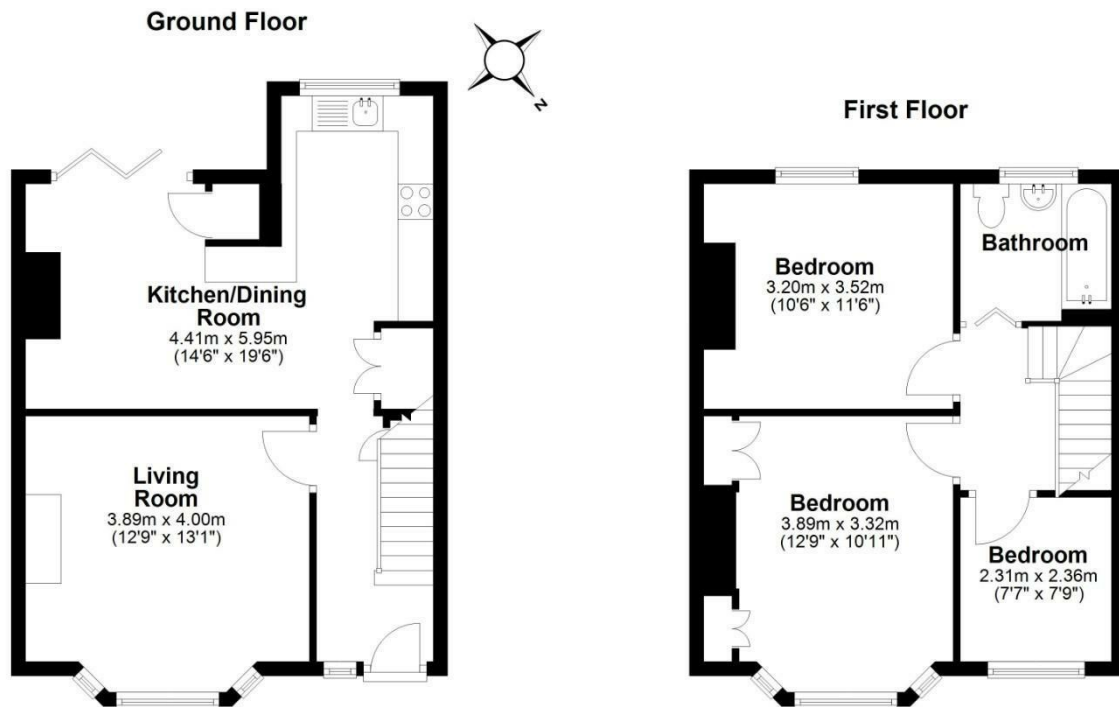
Council tax band C

V1

What the owner says:

"We moved into this house as first time buyers 10 years ago and have put a lot of love into it over the years, rewiring, updating the deck, doing up the kitchen and bathroom, underfloor heating and lots more. The house is bright and full of light with great views over Brighton and the sea, and the south facing garden and deck has been wonderful for sundowners throughout spring and summer. The location has been perfect for us, with a homely neighbourly feel, but still walkable to central Brighton and the seafront. It has been a fantastic family home for us and we have loved living here with our toddler, and we feel sad to be leaving. "



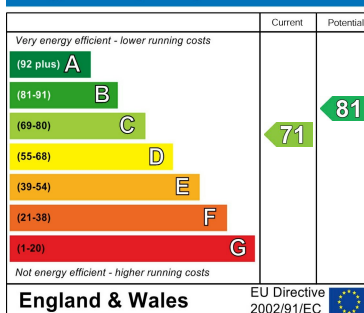


Total area: approx. 83.0 sq. metres (893.9 sq. feet)

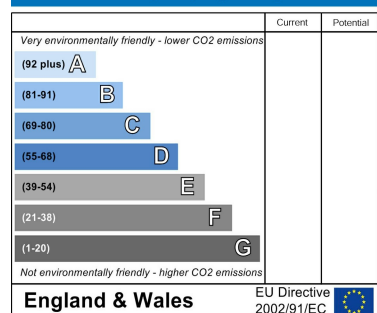
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Crayford Road

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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,
Brighton,
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.