



128 Milner Road, Brighton, BN2 4BQ

£425,000 Freehold

BEAUTIFULLY PRESENTED older style 2 bedroom mid terraced house located in this SOUGHT AFTER location. Other highlights include; STUNNING OPEN PLAN kitchen/dining room, separate SOUTHERLY FACING lounge, contemporary fitted family bathroom/W.C and a GOOD SIZED REAR GARDEN. There is also POTENTIAL TO EXTEND into the loft subject to the necessary consents being obtained. Internal inspection comes highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Double glazed panelled door with window to side opening into:

Entrance Hall

Carpeted stairs with hand rail rising to first floor, radiator.

Lounge

Double glazed window to front.

Kitchen/Diner

Roll edge work surface with inset 1 & a half bowl stainless steel single drainer sink unit with mixer tap, further work surface with inset 5 burner gas hob extractor hood above, fitted double oven, range of fitted wall mounted & base units, part tiled walls, space for washing machine, space for dishwasher, integrated fridge/freezer, pair of double glazed windows to rear.

Dining Area:

Understairs storage cupboard, cupboard housing wall mounted boiler, pair of double glazed doors out to rear garden.

First Floor Landing

Bedroom

3 double glazed windows to front, radiator.

Bedroom

Double glazed window to rear, radiator.

Bathroom

Suite comprising panelled bath with mixer tap & wall mounted shower unit, wash hand basin with fitted storage beneath, low level W.C., heated towel rail, double glazed window to rear, shelved airing cupboard, hot water cylinder.

Rear Garden

Tiered rear garden, raised decked terrace.

Total approx floor area:

74.6 sq.m. (802.6 sq.ft.)

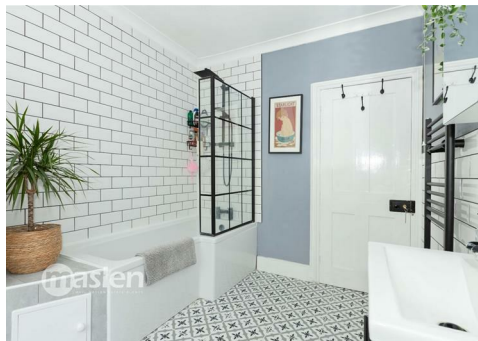
Council Tax Band: C

Parking Zone: U

V1

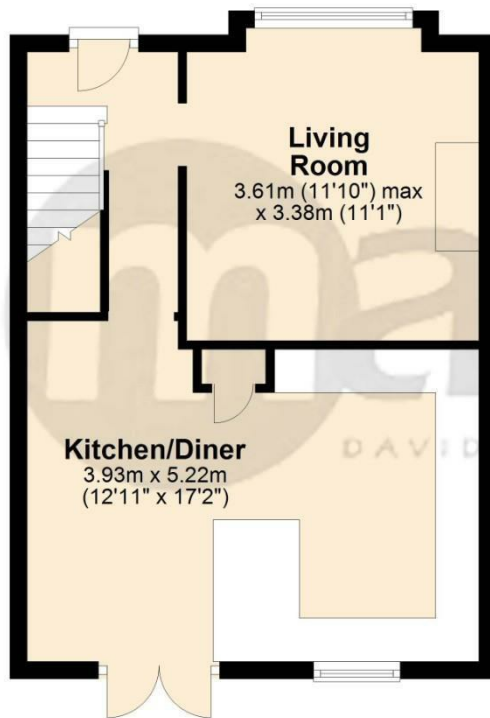
WHAT THE OWNERS SAY:

"This was a perfect first home for us. The large kitchen/diner has been ideal when hosting friends & family with space for all. The bedrooms are spacious and we've enjoyed two lovely summers sat on the decking in the garden which is quite the sun trap! The location is great, taking only 20 minutes to walk into town and a quick drive up to the South Downs for beautiful walks and views over the coastline. We've also loved being so close to the local shop for any last minute ingredients for dinner! We are sad to be leaving but hope the new residents make good memories here, just as we have."



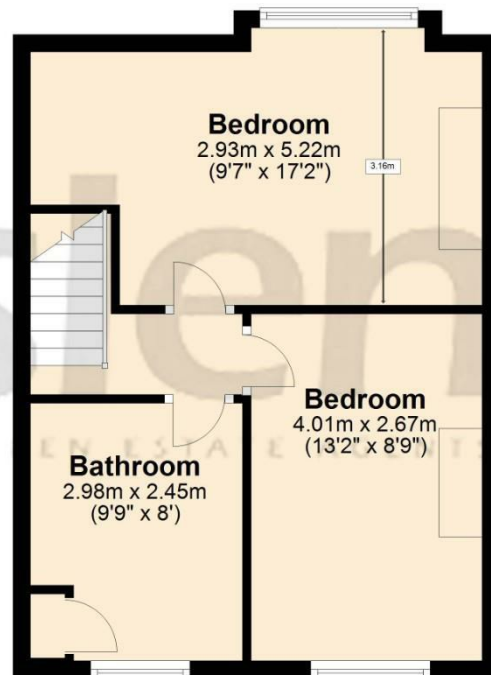
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 (CO ₂) 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.



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