maslen
DAVID MASLEN ESTATE AGENTS



Offers over £500,000 Freehold



71 Centurion Road, Brighton, BN1 3LN

www.maslen.co.uk

71 Centurion Road, Brighton BN1 3LN

*** Property is now off the market, but the vendors are still open to offers *** A 1,077 sq ft Victorian end-of-terrace Townhouse with contemporary decoration throughout, arranged across three generous floors, just a five minute walk from Brighton Station, with direct trains to London Victoria, London Bridge and Farringdon stations. Set on a quiet street in the sought-after West Hill Conservation Area, this is a rare find for anyone wanting serious space, a proper home and a city that delivers on the weekends. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents









Front door to:

Hallway
Real-wood oak laminate flooring, radiator, stairs rising to first floor.

Open Plan Lounge/Dining Room

Lounge Area
Real-wood oak laminate flooring, high ceilings, radiator, window to front, feature fireplace with a wood burning stove.

Dining Area
Window to rear, high ceilings, radiator, real-wood oak laminate flooring, stairs descending to lower ground floor.

Lower Ground Floor

Kitchen/Breakfast Room
Range of wall, base & drawer units with solid oak worktop over, inset stainless steel single drainer sink unit with mixer tap, inset induction hob with extractor over, integrated oven, space for dishwasher, space for fridge/freezer, space for table & chairs, recessed spotlights, upright radiator, tiled floor, part tiled walls, window to rear, bi-fold doors to rear courtyard garden, doors to:

Utility Room
Wall & base units with work surfaces over, space for appliances, tiled floor, recessed spotlights.

Bathroom
WC with concealed cistern & push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, large walk in shower cubicle with mains fed shower over, ladder style heated towel rail, radiator, recessed spotlights, window to front, tiled walls, tiled floor.

First Floor Landing
Sash window to rear, hatch to loft space, doors to all rooms.

Bedroom
Window to rear, radiator.

Shower Room
WC with push button flush, pedestal wash hand basin with mixer tap, shower cubicle with with mains fed shower over, radiator, recessed spotlights, window to front with frosted glass, tiled floor, part tiled walls.

Bedroom
Window to front, radiator.

Outside

Courtyard Garden
A low maintenance private courtyard garden with a section laid to Astroturf with steps up to raised seating area to catch the afternoon sun, enclosed by brick walling.

What The Owner Says:
"We have loved living here for almost 2 decades and bought this house because of its central location. It's close to Brighton Station (which was perfect for us as we used to work in London) whilst being ideal for everything Brighton has to offer. The North Laine shops, restaurants and pubs are all just a short walk away, the beach is close and the new Ikea at Churchill Square is so convenient. Centurion Road is surprisingly quiet and peaceful and the house itself has large, bright rooms and the courtyard garden is an oasis on a summery day."

Total approx floor area
100.1 sq.m. (1077.0 sq.ft.)

Parking zone Y

Council tax band B

V2







Outside, the public twitten at the end of Centurion Road provides a handy everyday shortcut into town – a well-known local advantage that residents here quietly appreciate. St Nicholas Church and its pretty gardens are immediately adjacent, hosting events during the Brighton Festival and throughout the year, while the North Laine, the seafront and the city's restaurant and bar scene are all within comfortable walking distance.











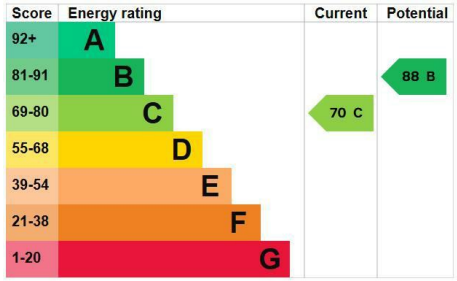


Total area: approx. 100.1 sq. metres (1077.0 sq. feet)

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.

Centurion Road

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,
Brigton,
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
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured / Custodial

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.