27 Selhurst Road, Brighton, BN2 6WE

£450,000 Freehold

Situated on a POPULAR residential street in the heart of Woodingdean, this well presented 2 bedroom chalet bungalow offers a fantastic opportunity for couples or young families. Ideally located just a short walk from local shops, SOUGHT AFTER schools and regular bus routes into Brighton city centre, this home combines convenience with comfort. The property boasts a stylishly extended MODERN kitchen, complete with double doors that open onto a SPACIOUS PRIVATE REAR GARDEN perfect for entertaining or relaxing outdoors. Additional benefits include OFF STREET PARKING, a garage and a boarded loft, offering excellent potential for future extension (STNC). Available CHAIN FREE! Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

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Front door to:

Hallway
Stairs rising to boarded loft space, radiator, cupboard housing electric meters, wooden flooring, further built in storage cupboard, doors to all rooms.

Bedroom
Bay window to front, radiator, range of built in wardrobes.

Bedroom
Window to front, radiator.

Bathroom
WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, large shower cubicle with mains fed shower unit over, ladder style heated towel rail, recessed spotlights, fully tiled walls, tiled floor, 2 x window to side with frosted glass.

Open Plan Lounge/Dining Room
Feature wood burner, 3 x windows to side, understairs storage cupboard, radiator, double doors to Kitchen.

Kitchen
Range of wall, vase & drawer units with square edged work surfaces over, butler style sink with mixer tap, inset 5 ring gas hob with extractor over, integrated eye level 'BOSCH' oven, space for fridge/freezer, space for tumble dryer, space & plumbing for washing machine, space for dishwasher, upright radiator, recessed spotlights, tiled floor, window to side, window to rear, French doors to rear garden, skylight.

Loft Room
Radiator, 2 x Velux windows, windows to rear, 4 x eaves storage cupboards.

Outside

Front Garden
Laid to block paving providing off road parking, gate to side.

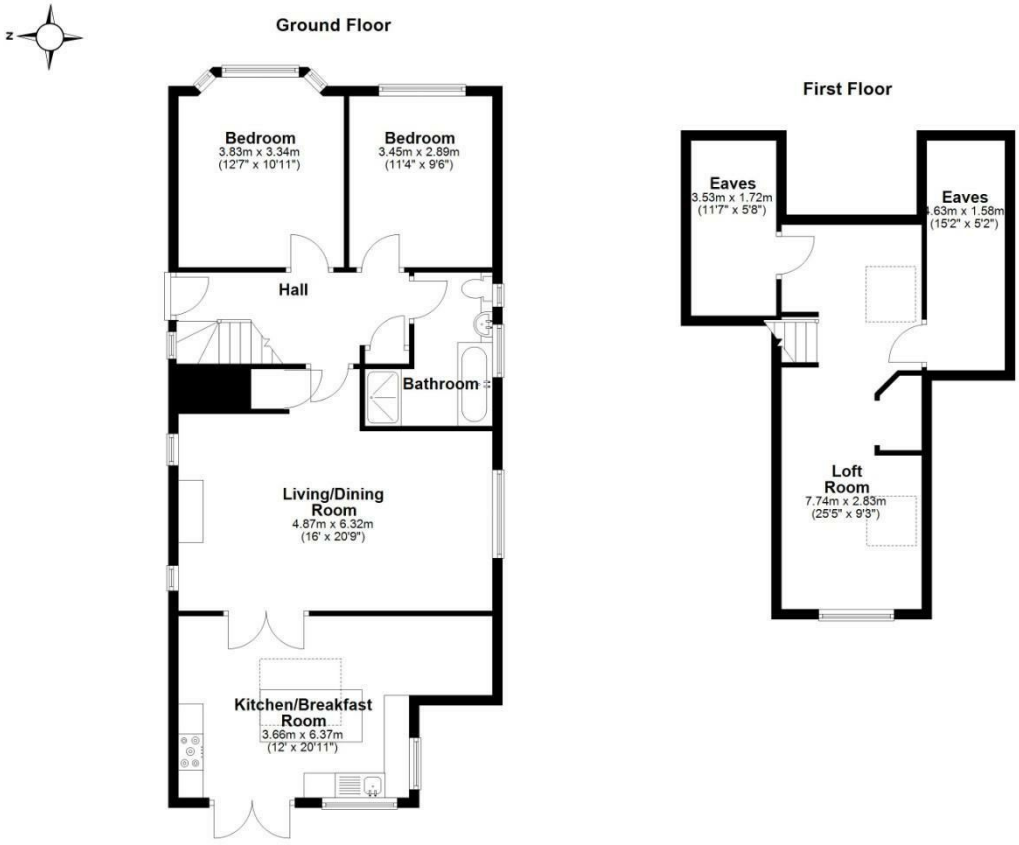
Rear Garden
Patio seating area, lawned section, gate to side, brick built shed, garage, enclosed by timber fencing.

Garage
Door to side, up & over door to front, power.

Total approx floor area
122.3 sq.m. (1316.1 sq.ft.)

Council tax band D

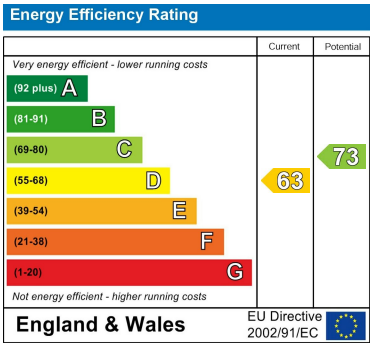
V1

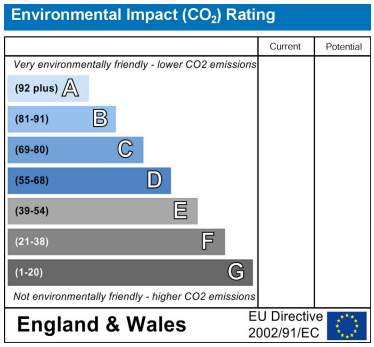


Total area: approx. 122.3 sq. metres (1316.1 sq. feet)

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.

Selhurst Road





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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