



## 134 Ladysmith Road, Brighton, BN2 4EG

£365,000 Freehold

A 2 bedroom end of terraced house being offered for sale with NO ONWARD CHAIN. Other features & highlights include; refitted bathroom, kitchen/breakfast room, PRIVATE REAR GARDEN, gas heating & double glazing. Viewings are recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

uPVC double glazed door to:

**Porch**

Tiled flooring, front doo to:

**Lounge**

uPVC double glazed bay window to front, central heating radiator, feature fireplace with wooden surround, laminate flooring, door to:

**Kitchen/Breakfast Room**

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner electric hob with oven under & stainless steel cooker hood over, space for upright fridge/freezer, part tiled walls, section of tiled flooring, section of laminate flooring, wall mounted 'Glowworm' gas boiler, central heating radiator, stairs rising to first floor, uPVC double glazed window to rear overlooking rear garden, door to:

**Inner Hallway**

Laminate flooring, space & plumbing for washing machine, uPVC double glazed door to side leading to rear garden, door to:

**Bathroom**

Low level close coupled W.C., pedestal wash hand basin with mixer tap, panelled bath with mixer tap & hand held shower attachment, central heating radiator, laminate flooring, tiled walls, uPVC double glazed window to side with frosted glass.

**First Floor Landing**

uPVC double glazed window to rear, door to:

**Bedroom**

2 x uPVC double glazed window to front, 2 x wardrobes built into chimney recess, central heating radiator.

**Bedroom**

uPVC double glazed window to rear overlooking rear garden, central heating radiator, built in storage cupboard.

**Outside**

**Front Garden**

Small wall enclosed front garden.

**Rear Garden**

Mainly laid to lawn with a patio area, enclosed by timber fencing.

**Total approx floor area**

58.1 sq.ft. (625.3 sq.m.)

**Council tax band C**

**Parking zone U**

**V1**







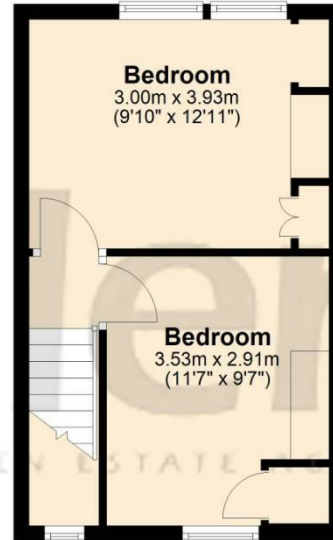
## Ground Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



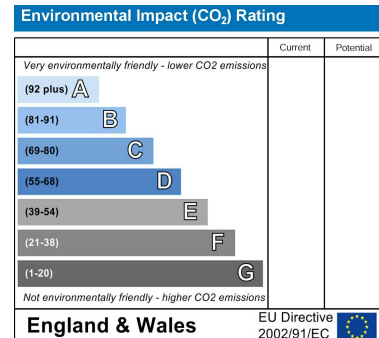
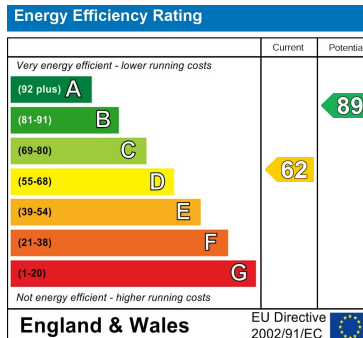
## First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



### 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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