



52 Bonchurch Road, Brighton, BN2 3PH

£625,000 Freehold

*** SOLD VIA MASLEN ESTATE AGENTS ***

Extensively modernised 4 bedroom BAY FRONTED family home which is arranged over 3 floors. Located in this SOUGHT AFTER road, other features & accommodation include; the MODERN en-suite shower room, SPACIOUS OPEN PLAN living/dining room, solar panels, utility room & the well maintained PRIVATE rear garden. Viewings are highly recommended. Energy Rating: B81 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Stairs rising to first floor, radiator, doors to all rooms.

Open Plan Lounge/Dining Room

Lounge Area

Bay window to front with fitted shutters, radiator, feature log burner sat on tiled hearth.

Dining Area

Feature tiled hearth, radiator, double doors to rear garden.

Kitchen

Range of wall & base units with work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, space for oven with cooker hood above, space for fridge/freezer, space for table & chairs, radiator, part tiled walls, window to side, door to:

Utility Room

Range of base units with work surfaces over, inset sink drainer unit, space for dishwasher, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Ideal' boiler, radiator, part tiled walls, 2 x windows to rear, door to side.

First Floor Landing

Split level, stairs rising to second floor, doors to all rooms.

Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & hand held attachment, walk in shower cubicle with wall mounted shower unit, radiator, part tiled walls, tile effect flooring, window to rear.

Bedroom

Window to rear, radiator.

Bedroom

Bay window to front with fitted shutters, radiator, 2 x built in wardrobes.

Second Floor Landing

Velux window, doors to all rooms:

Bedroom

Window to rear, Velux window, radiator, recessed spotlights.

Bedroom

2 x Velux windows to front, radiator, 2 x eaves storage cupboards, recessed spotlights, range of built in wardrobes, sliding door to:

En-Suite Shower Room

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, walk in shower cubicle with wall mounted shower unit, ladder style heated towel rail, part tiled walls, Velux window, window to rear.

Outside

Rear Garden

Patio area with steps up to the lawned section of the garden, shrub borders, enclosed by brick walling & timber fencing.

Solar Panels

The property also has the benefit of solar panels which generate an income.

Total approx floor area

119.49 sq.m. (1286.17 sq.ft.)

Parking zone S

Council tax band C

V1

What the owner says:

"We've had a wonderful time living in our home and will miss the area greatly. Our loft conversion is so light and airy; a peaceful retreat from a busy day. The garden is an excellent sun trap enhanced by the banana plant in the summer months giving it a tropical vibe. It's a very family friendly area with great neighbours, the sea and the downs on our doorstep."



Bonchurch Road



Approximate Gross Internal Area = 119.49 sq m / 1286.17 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) 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	

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.