



12 Walton Bank, Brighton, BN1 9AT

£325,000 Freehold

A 3 bedroom mid terrace house situated in the popular Coldean area of Brighton, offering comfortable family living. The property features a MODERN contemporary fitted kitchen & bathroom, along with a BRIGHT & SPACIOUS conservatory that provides an excellent additional living space, perfect for entertaining guests or relaxing. Further benefits include a west-facing rear garden enjoying afternoon and evening sun. Available CHAIN FREE. Exclusively through Maslen Estate Agents. Energy Rating: C71

Front door to:

Entrance Lobby

Coat hooks, radiator, stairs rising to first floor, door to:

Lounge

Double doors to Conservatory, window to rear, upright radiator, wall mounted thermostat, door to rear garden.

Conservatory

Radiator, air conditioning unit, doors to rear garden, windows to rear & side, glass roof.

Kitchen

Range of wall & base units with wooden roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven & microwave, inset 4 ring electric hob with extractor over, space & plumbing for washing machine, space for fridge/freezer, 2 x storage cupboards housing combi boiler & radiator, part tiled walls, tiled floor, windows to front.

First Floor Landing

Window to front, hatch to loft space, doors to all rooms.

Bathroom

White suite comprising walk in shower cubicle with mains fed shower unit over & further hand held shower attachment, wash hand basin with mixer tap & vanity storage below, low level WC, radiator, tiled walls, window to front with privacy glass.

Bedroom

Window to rear, radiator.

Bedroom

Window to rear, radiator.

Bedroom

Window to front, radiator.

Outside

Front Garden

Steps & pathway to front door, patio area.

Rear Garden

Patio area with steps to further lawned area, walled boundaries.

Garage

Up & over door.

Total approx floor area

86.1 sq.m. (927.2 sq.ft.)

Council tax band C

Parking zone B

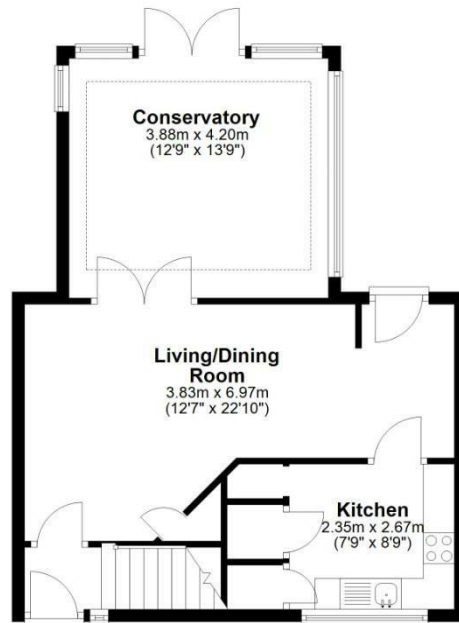
On event days

V1





Ground Floor



First Floor



Total area: approx. 86.1 sq. metres (927.2 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.

Walton Bank

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	

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,
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.