



17 Crayford Road, Brighton, BN2 4DQ

£500,000 Freehold

AN IMPRESSIVE AND BEAUTIFULLY PRESENTED 3 BEDROOM END OF TERRACE HOUSE located in a popular residential area. Tastefully decorated, the property has a FANTASTIC OPEN PLAN KITCHEN/DINER with bi-folding doors leading to the two-tiered LANDSCAPED GARDEN, a MODERN WHITE BATHROOM, wood and tiled floors throughout on the ground floor and good far-reaching sea views from the loft room. Exclusive to Maslen Estate Agents. Energy Rating: C72

Front door to

Porch

Coat hooks, storage, double glazed windows & front door.

Hallway

Tiled floor which continues through to kitchen, radiator, stairs to first floor.

Lounge

Double glazed bay window to the front with fitted shutters, fireplace with log burner, shelving to chimney breast recess, varnished floorboards, radiator.

Kitchen/Dining Area

A modern and stylish kitchen, comprising a range of wall, base, and drawer units, with wooden, rolled-edge work surfaces over, inset 4-ring gas hob, inset stainless steel sink unit with mixer tap, built-in 'HotPoint' oven, inset dishwasher and fridge/freezer. Large under storage cupboard housing electric fuses and meter, plumbing for washing machine. Double glazed bi-fold doors & windows to the rear garden, contemporary up-right radiator, part-tiled walls, recessed spotlight, two large ceiling lights over kitchen worktops, radiator, tiled floor.

First Floor Landing

Double glazed window to the side with fitted shutters, oak laminate flooring, ceiling spotlights, doors to:

Bathroom

Modern suite comprising panelled bath with mixer taps & mains fed 'rainfall' & hand-held shower head, vanity wash hand basin with mixer tap and storage below, WC, double glazed window to rear with frosted glass & fitted shutters, part-tiled and white walls, tiled floor, chrome ladder-style heated towel rail.

Bedroom

Double glazed window with fitted shutters overlooking garden, built-in wardrobe/storage cupboard housing 'Baxi' boiler, radiator, oak laminate flooring.

Bedroom

Double glazed bay window with fitted shutters to the front, giving far-reaching views over rooftops, two built-in wardrobe/storage cupboards, into chimney breast recess, radiator.

Bedroom

Double glazed window with fitted shutters to the front, giving far-reaching views over rooftops, radiator, paddle staircase to loft room.

Loft Room

Eaves storage, double glazed Velux window to front with far reaching sea views over Brighton.

Outside

Front Garden

Steps to front door, decked area with benches, mature trees & shrubs, far reaching views.

Rear Garden

A two-tiered walled & fenced rear garden with decked seating area, trellis with grape vines, pond, storage area.

Out Building

Double glazed windows, power.

Total approx floor area

116.2 sq.m. (1250.5 sq.ft.)

Council tax band C

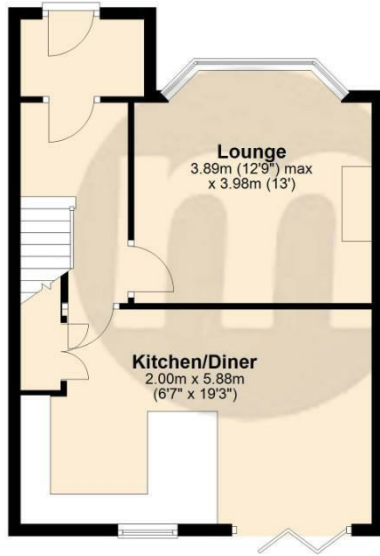
Parking zone U

V1



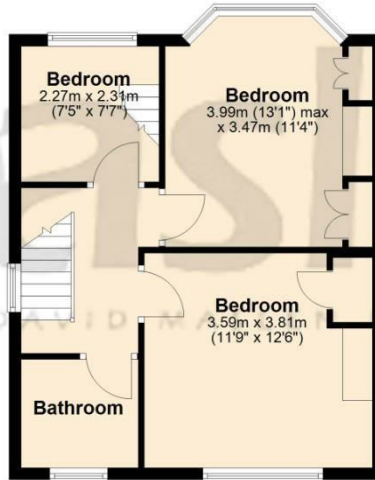
Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Second Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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

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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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