

72 Plymouth Avenue, Brighton, BN2 4JB

£425,000 Freehold

Nestled in the charming area of Plymouth Avenue, this delightful bungalow offers a perfect blend of comfort and convenience. With 2 SPACIOUS reception rooms, this property provides ample space for relaxation and entertaining guests. The inviting layout is ideal for both family living and hosting gatherings, ensuring that every moment spent here is enjoyable. Further benefits include; 2 double bedrooms, private driveway providing OFF ROAD PARKING and an impressive rear garden with an outbuilding currently used as a home office! Viewings are highly recommended. Energy Rating: F33 Exclusive to Maslen Estate Agents.

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Front door to:

Hallway
Wood effect flooring, recessed spotlights, hatch to loft space, doors to:

Kitchen
Range of wall & base units with roll edge work surfaces over, inset 1.5 bowl stainless steel sink unit with pull out mixer tap & drainer, inset 'Zanussi' hob with extractor over & matching integrated oven below, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, window to front, window to side.

Bedroom
Bay window to front, window to side, radiator, wall mounted heating thermostat.

Dining Room
Wood effect flooring, radiator, window to side.

Lounge
Door to side, window to side, French doors to rear, radiator, wall mounted heating thermostat.

Bedroom
Window to rear, window to side, radiator, wood effect flooring.

Shower Room
WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with mains fed shower, further hand held shower attachment, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights, window to side with frosted glass.

Outside

Front Garden
A pretty front garden with steps down to the front door, a variety of flowering shrubs, side access to the rear garden, driveway providing off road parking.

Rear Garden
A well maintained rear garden, raised decked seating area, metal shed with electric, steps up to a home office. A variety of flowering shrubs & plants, enclosed by mature heading & timber fencing.

Outbuilding
Currently used as a home office, 2 x windows to rear, wood effect flooring, electric radiator.

Total approx floor area
65.0 sq.m. (700.2 sq.ft.)

Council tax band C

V1

What the owner says:

"What we have loved most about Plymouth Avenue is how quiet and peaceful it is. Sat on the deck overlooking the garden, you could be absolutely anywhere. In the afternoon, we have the sun right through till early evening, perfect for eating and socializing outside, but a coffee in the front garden first thing in the morning is a real treat, and great start to the day. We have great neighbours both sides (over 30 years), great shops within a 5 minute walk, and a really super school which both our children have loved, even the wildlife is friendly in Plymouth Avenue. We are going to miss it."










BOSCH



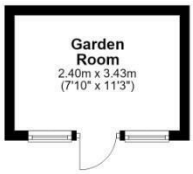






Ground Floor



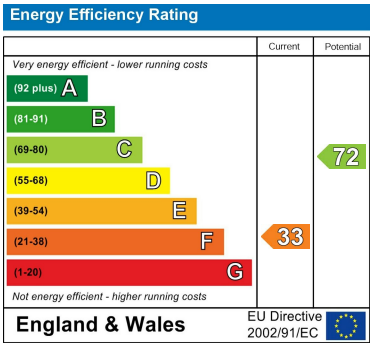


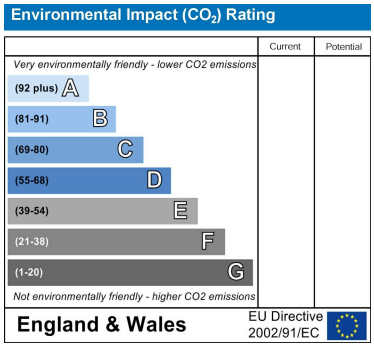
Main area: Approx. 65.0 sq. metres (700.2 sq. feet)

Plus outbuildings, approx. 8.2 sq. metres (88.5 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.

Plymouth Avenue





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