



60 Dudley Road, Brighton, BN1 7GL

Guide price £475,000 Freehold

CHAIN FREE & spacious 3 bedroom older style family home which has recently been refurbished throughout. Located in the SOUGHT AFTER Hollingdean dip, some of the other property features include; SPACIOUS lounge, MODERN kitchen/dining room, smart family bathroom & further downstairs WC, ATTRACTIVE REAR GARDEN & potential to extend subject to the necessary consents being obtained. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

Front door to:

**Hallway**

Stairs rising to first floor, under stairs storage cupboard, wall mounted heating thermostat, radiator, dado rail, doors to all rooms.

**Cloakroom**

WC with concealed cistern & push button flush, corner wash hand basin with mixer tap, ceiling mounted extractor fan, vinyl flooring, recessed spotlights.

**Lounge**

Square bay window to front, radiator, coving.

**Kitchen/Dining Room**

**Dining Room**

Vinyl flooring, radiator, recessed spotlights, built in storage cupboard, French doors to rear garden.

**Kitchen Area**

Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Lamona' hob with extractor over, integrated oven below, integrated fridge/freezer, space & plumbing for washing machine, part tiled walls, recessed spotlights, vinyl flooring, window to rear.

**First Floor Landing**

Hatch to loft space, built in storage cupboard, dado rail, doors to all rooms.

**Bedroom**

Window to rear, radiator, picture rail.

**Bedroom**

Window to rear, radiator, picture rail, built in storage cupboard housing 'Alpha' boiler.

**Bedroom**

Square bay window to front, radiator.

**Bathroom**

White suite comprising panelled bath with mixer taps & 'triton' electric shower over, pedestal wash hand basin with mixer tap, low level WC with dual flush, vinyl flooring, tiled walls, window to front.

**Outside**

**Front Garden**

Small wall enclosed front garden laid to shingle.

**Rear Garden**

Good sized paved & lawned rear garden, brick built storage shed to rear, enclosed by timber fencing.

**Total approx floor area**

83.1 sq.m. (894.8 sq.ft.)

**Council tax band C**

**V1**

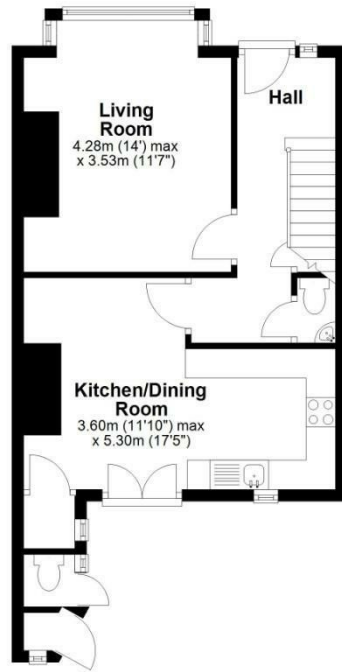
*What the owner says:*

*"This has been our family home for the last 65 years loved by all for it's homely feel. Many great memories were made here. Proximity to local schools and shops is perfect for the next family to start their journey in."*

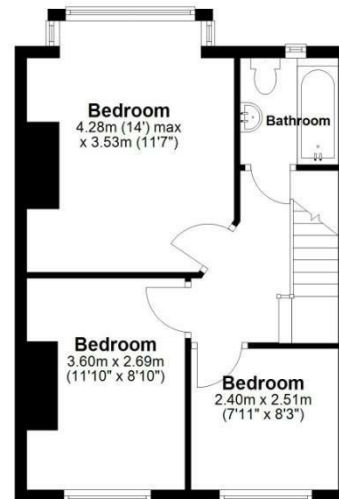




Ground Floor



First Floor



Total area: approx. 83.1 sq. metres (894.8 sq. feet)

Please note that the roof terraces have not been included in the square meterage. 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.

## Dudley Road

## 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 | 75        |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

## COVERING THE CITY

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