

48 Mafeking Road, Brighton, BN2 4EL

Price £385,000 Freehold

Older style 3 bedroom extended mid terraced FAMILY HOME, with an ATTRACTIVE REAR GARDEN. Other features & accommodation include 2 reception rooms, utility/sun room, refitted kitchen & MODERN fitted family bathroom/WC. Situated in this POPULAR residential location, viewing comes highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

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uPVC double glazed front door leading to:

Split Level Entrance Hall
Central heating radiator, large understairs storage cupboard with light, wall mounted gas boiler, stairs rising to first floor.

Lounge
Central heating radiator, coved ceiling, uPVC double glazed window to front with views across Brighton, large archway & 2 steps up to:

Dining Room
Central heating radiator, coved ceiling, windows to rear.

Kitchen
Modern fitted kitchen comprising a range of wall, base & drawer units with roll edged laminated work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, space for cooker, space for further appliances, part tiled walls, tile effect flooring, coved ceiling, central heating radiator, window to rear, door to:

Utility/Sun Room
Central heating radiator, space & plumbing for washing machine, space for upright fridge/freezer, 2 x uPVC double glazed windows to rear overlooking the rear garden, double glazed sliding door to rear garden.

First Floor Landing
Door to:

Bedroom
Central heating radiator, range of built in wardrobes with hanging rail & shelves, uPVC double glazed window to front with views across Brighton.

Bedroom
Central heating radiator, high level built in cupboards, uPVC double glazed window to rear overlooking rear garden.

Bedroom
Central heating radiator, uPVC double glazed window to front with views across Brighton.

Family Bathroom
Modern white suite comprising panelled bath with mixer tap & thermostatically controlled rainwater style shower unit over, double vanity unit with inset wash hand basin with mixer tap, low level push button WC with concealed cistern, part tiled walls, tile effect flooring, ladder style heated towel rail, large airing cupboard, uPVC double glazed window with frosted glass to rear, hatch to loft space.

Outside

Front Garden
Lawned front garden with flower & shrub borders.

Rear Garden
Attractive tiered rear garden with areas laid to patio & lawn, flower & shrub borders, timber built storage shed, external tap.

Total approx floor area:
938 sq.ft. (87.1 sq.m.)

Council Tax Band: C

Parking Zone: U

V1

What the owner says:

"We have loved raising our family in this home and are sad to have outgrown it. The location has been perfect; affectionately known as Bear Mountain we are only a short walk to local shops and services, with great schools and transport links. The space in our home has been really flexible, especially the large living/sitting rooms and there is lots of storage hidden away."


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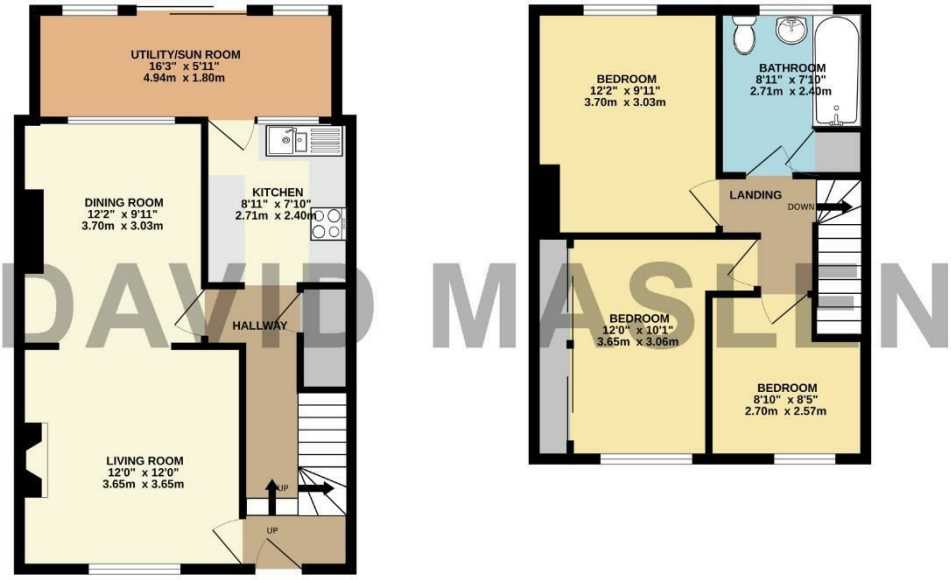





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GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

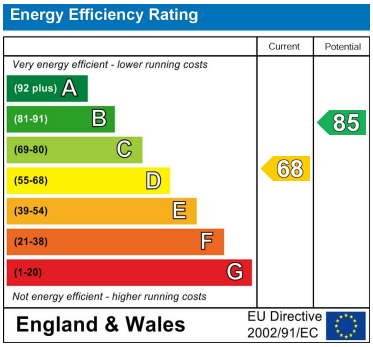
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

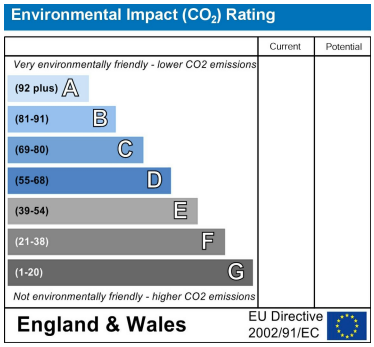


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TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

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