



Preston Village Mews, Middle Road, BN1 6XU

Offers in the region of £475,000 Freehold

A recently redecorated 3 bedroom 3 storey end of terraced mews style house in a popular location offers a fantastic opportunity for buyers looking to create a wonderful family home. The property boasts; SPACIOUS ACCOMMODATION throughout, an en-suite shower room & is CLOSE TO PRESTON PARK STATION with excellent commuter links to London Victoria. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C78 Exclusive to Maslen Estate Agents.

Front door to:

Hallway

Stairs rising to first floor, doors to all rooms, window to side, radiator, wall mounted heating thermostat.

Cloakroom

WC, wash hand basin with hot & cold taps, radiator, tiled floor, wall mounted extractor fan, window to front with frosted glass.

Kitchen

Range of wall, base & drawer units with roll edge work surfaces over, inset single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space & plumbing for washing machine, wall mounted 'Worcester' boiler, radiator, part tiled walls, tiled floor, window to front.

Lounge

2 x radiators, window to rear.

Split Level First Floor Landing

Square bay window to front, window to side, radiator, stairs rising to second floor, doors to all rooms.

Bedroom

Window to rear, radiator, door to en-suite.

En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap, shower cubicle with mains fed shower over, radiator, tiled floor, part tiled walls.

Bedroom

Window to front, radiator, built in storage cupboard.

Second Floor Landing

Radiator, built in storage cupboard, doors to all rooms.

Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, hand held shower attachment, Velux window, part tiled walls, tiled floor.

Bedroom

Window to rear, radiator.

Total approx floor area

89.5 sq.m. (963.1 sq.ft.)

Parking zone K

Allocated car park space as well as visitor parking.

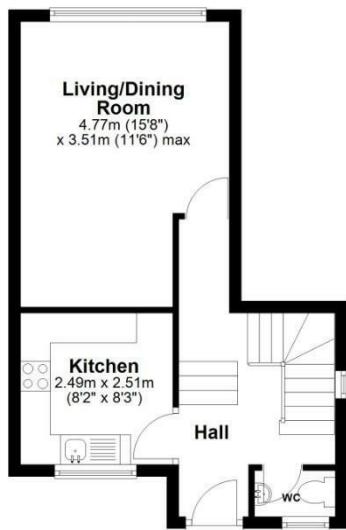
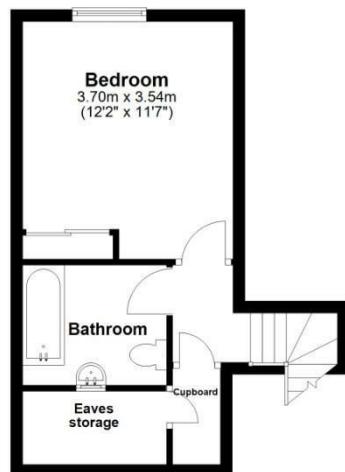
Council tax band E

V1

What the owner says :

"I will miss Preston Village Mews. The house is spacious and wonderful to live in. We have had many fabulous years living there. It is a lovely quiet area. Close to Preston Park, the locality has Preston Park Station within walking distance, great local shops and easy access to and from Brighton."



**Ground Floor****First Floor****Second Floor**

Total area: approx. 89.5 sq. metres (963.1 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.

Preston Village Mews

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 (CO ₂) 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

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