



20 Canfield Road, Brighton, BN2 4DN

£435,000 Freehold

A TASTEFULLY DECORATED 3 bedroom end of terraced family home situated in this POPULAR & CONVENIENT location. Other features & highlights include; MODERN fitted kitchen/breakfast room, private front & rear gardens, VIEWS across Brighton, summerhouse & garage. Viewings are highly recommended. Energy Rating: D66  
Exclusive to Maslen Estate Agents

uPVC double glazed front door to:

### Hallway

uPVC double glazed window to front with frosted glass, radiator, stairs to first floor, understairs storage cupboard, wooden flooring, wall mounted heating thermostat, coved ceiling.

### Lounge

uPVC double glazed bay window to front, radiator, coved ceiling.

### Kitchen/Breakfast Room

Range of kitchen fitments comprising wall & base units with wooden work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, integrated 'Zanussi' oven, inset 4 ring electric hob, 'BOSCH' cooker hood over, integrated dishwasher, space for fridge/freezer, space & plumbing for washing machine, ceiling speakers connected to a 'Sonos' multi room audio system, part tiled walls, continuation of wooden flooring from hallway, contemporary upright radiator, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed French doors to rear leading to rear garden.

### First Floor Landing

uPVC double glazed window to side, hatch to loft space, coved ceiling, wooden floorboards, doors to:

### Bathroom

Range of bathroom fitments comprising panelled bath with mixer tap, wall mounted shower unit, wash hand basin with mixer tap, low level close coupled W.C. with push button flush, ceiling speakers connected to a 'Sonos' multi room audio system, ladder style heated towel rail, tiled floor, part tiled walls, uPVC double glazed window to rear with frosted glass.

### Bedroom

uPVC double glazed window to rear overlooking rear garden, continuation of wooden floorboards from landing, radiator, 2 x built in wardrobes.

### Bedroom

uPVC double glazed bay window to front with views across Brighton, radiator.

### Bedroom

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

### Outside

#### Front Garden

Mainly laid to lawn, paved pathway to front door, gate to side providing access to rear garden, flower & shrub borders, enclosed by mature hedging.

#### Rear Garden

Mainly laid to lawn with a patio seating area, flower & shrub borders, enclosed by brick walling, timber fencing & mature hedging.

#### Garden Cabin

Insulated floor & roof, power & light.

#### Garage

Up & over door, power & light.

#### Total approx floor area

977 sq.ft. (90.8 sq.m.)

#### Council tax band C

#### Parking zone U

#### V2

#### What the owner says:

*"We moved in at the start of 2020, 4 years ago, and the first thing we did was to have the garden cabin built so we can enjoy the lovely peaceful back garden all year round. My daughter uses it as a home office when she visits Brighton, and I use it for Pilates, meditation and just chilling out.*

*The patio space outside the kitchen door is perfect for breakfast, barbeques, or a drink before dinner, and it's fantastic to cook and at the same time chat to friends sitting outside in the sun.*

*The local roads are quiet, and the neighbours are a great, friendly mix of people from young families through to some older people who've lived here for years.*

*We're a 3 minute walk to the 37 bus, and 8 minutes to the Lewes Road bus routes in and out of town, and its only 10 minutes walk to Moulscombe Rail station. Parking is always available on road, and there's also our garage which you can access through wooden gates on Eastbourne Road.*

*I'll be very sad to leave, we're going only because my disability is worsening, and I can't manage stairs anymore!"*

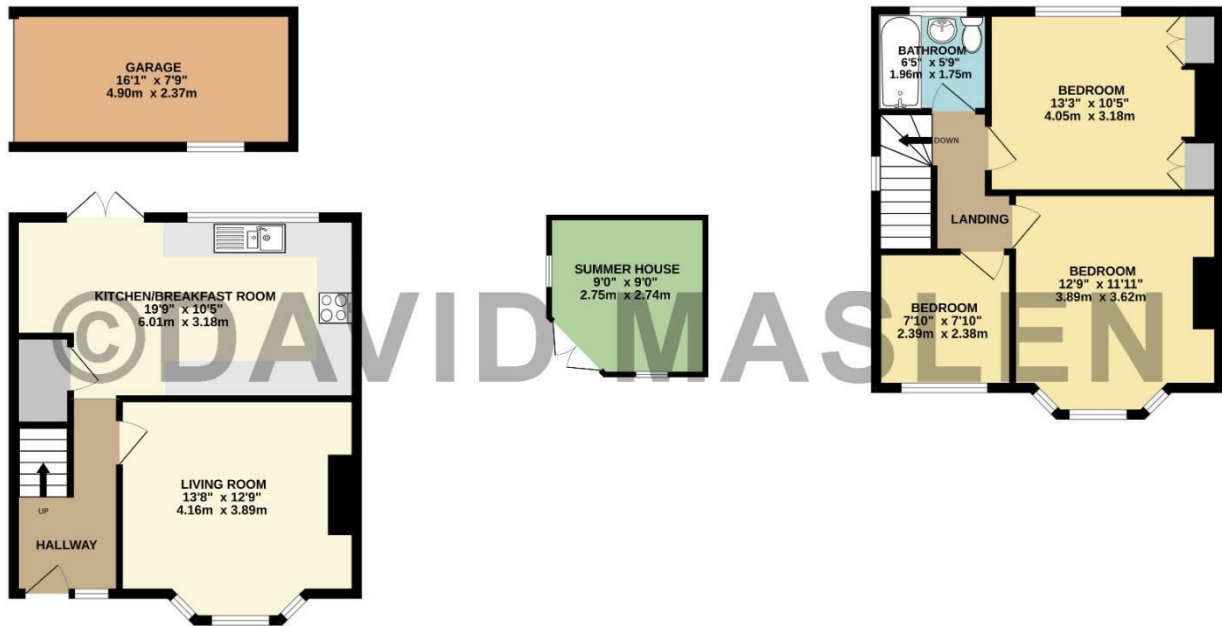






GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.

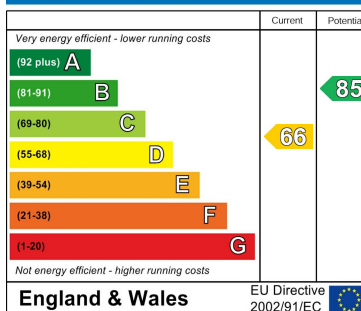
1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



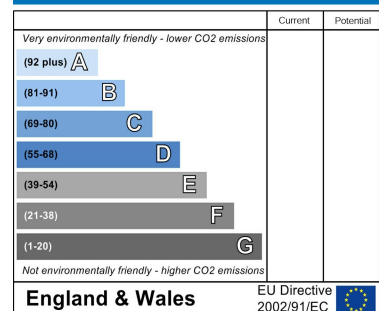
TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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#### Energy Efficiency Rating



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



#### 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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