



## 63 Batemans Road, Brighton, BN2 6RD

Price guide £425,000 Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\*

PRICE GUIDE: £425,000 - £450,000

Beautifully presented 3 bedroom semi-detached family home benefitting from a LARGE REAR GARDEN & views over the South Downs. Other highlights include; DUAL ASPECT lounge/dining room, ground floor cloakroom, contemporary fitted kitchen, bathroom with separate shower, OFF ROAD PARKING & garage. Viewings are highly recommended. Energy Rating: C71  
Exclusive to Maslen Estate Agents.

### **Storm Porch**

With uPVC double glazed windows to front & side, uPVC double glazed front door leading to:

### **Entrance Hall**

Central heating radiator, uPVC double glazed window to side, stairs rising to first floor, door to:

### **Ground Floor Cloakroom**

Low level W.C., wall mounted wash hand basin, wood effect flooring, uPVC double glazed window to side.

### **Lounge/Dining Room**

2 x central heating radiators, uPVC double glazed window to front with fitted shutters & views over the South Downs, uPVC double glazed sliding door to rear leading to rear garden, door to:

### **Kitchen**

Contemporary fitted kitchen comprising a range of grey high gloss & soft closing wall, base & drawer units with laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner induction hob with matching electric oven under & stainless steel cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, space for further appliance, part tiled walls, tile effect flooring, wall mounted 'Vailiant' gas boiler, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to side leading to outside.

### **First Floor Landing**

uPVC double glazed window to side, hatch to loft space, door to:

### **Bedroom**

Central heating radiator, built in double wardrobe with hanging rail & shelving, uPVC double glazed window to rear overlooking rear garden.

### **Bedroom**

Central heating radiator, built in double wardrobe with hanging rail & shelving, uPVC double glazed window to front with views over the South Downs.

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Central heating radiator, built in double wardrobe with hanging rail & shelving, uPVC double glazed window to front with views over the South Downs.

### **Bathroom**

Comprising panelled bath with mixer tap & hand held shower attachment, separate tiled shower cubicle with thermostatically controlled shower unit & folding door, vanity unit with inset wash hand basin, built in shelved storage cupboard, part tiled walls, central heating radiator, heated towel rail, uPVC double glazed window to rear.

### **Separate W.C.**

Low level W.C., tiled flooring, uPVC double glazed window to side.

### **Outside**

#### **Front Garden**

Being paved providing off road parking.

#### **Garage**

With metal up & over door, power & light.

#### **Rear Garden**

Attractive lawned, paved & decked rear garden with mature flower, shrub & tree borders, external tap, gate providing side access.

### **Total approx floor area**

1105 sq.ft. (102.6 sq.m.)

### **Council tax band C**

### **V 2**

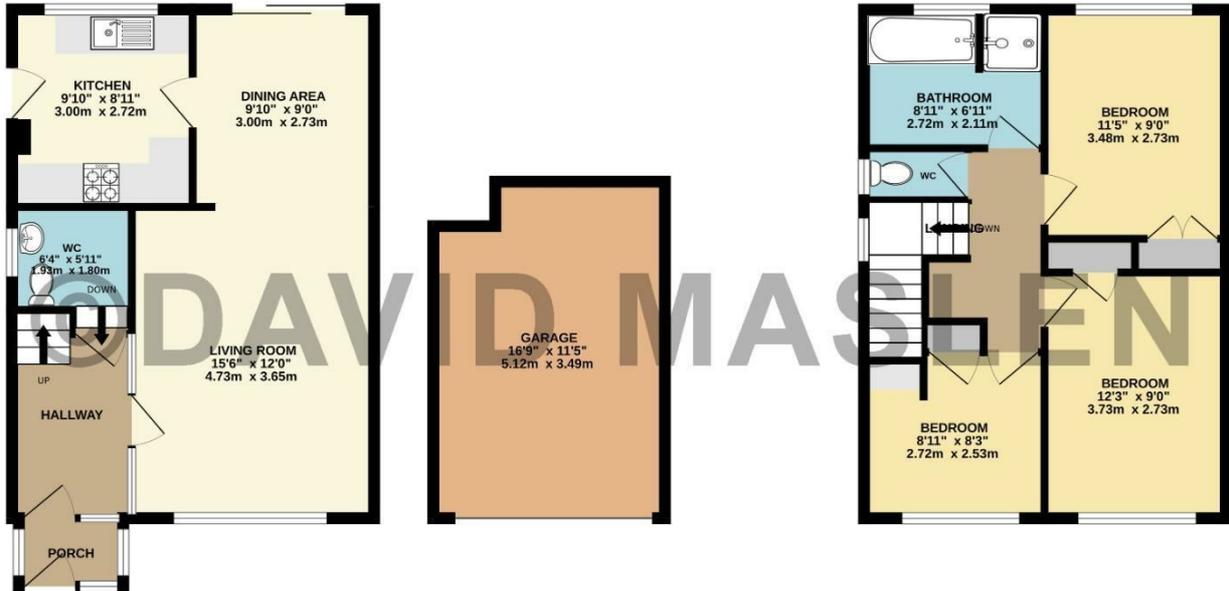
*What the owner says:*

*"We have absolutely loved living here. We were originally drawn to the house due to the views, the space and light; and have thoroughly enjoyed living here and sitting enjoying a glass of wine on the decking area as the sun goes down. The neighbourhood and neighbours are lovely with two schools just moments away, as well as a choice of two parks and the recently renovated downs pub within walking distance. Bus routes are 3 minutes walk from house, direct to Brighton town centre. We are sorry to leave this house and wish we could take it with us! We hope that the next homeowners are very happy as we have been."*



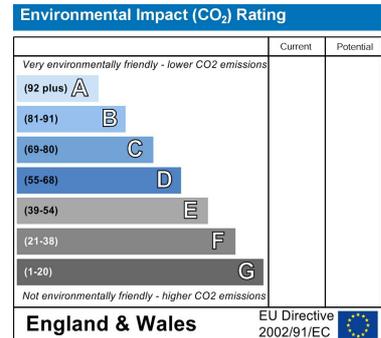
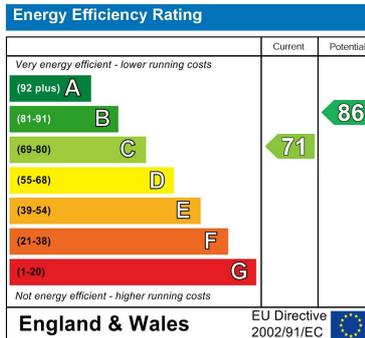
GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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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### 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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