



## 32 White Street, Brighton, BN2 0JH

Offers in the region of £450,000 Freehold

Nestled in the vibrant heart of Brighton, this charming two-bedroom house on White Street presents an excellent opportunity for both first-time buyers and those seeking a delightful coastal retreat. The property boasts a well-designed layout, featuring a comfortable living area that invites relaxation and social gatherings. The two bedrooms offer ample space for rest and personalisation, making it ideal for small families or professionals. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents

## Front door to:

### Open Plan Lounge/Dining Room

#### Dining Area

Wood effect flooring, stairs rising to first floor, 2 x under stairs storage cupboards, window to rear, radiator, door to kitchen.

#### Lounge Area

Wood effect flooring, radiator, 2 x windows to front with frosted glass.

#### Kitchen

Range of wall, base & drawer units with wooden square edged work surfaces over, inset 1.5 bowl stainless steel sink drainer unit with mixer tap, inset 4 ring hob with integrated oven below, space for appliances, wall mounted 'Worcester' boiler, radiator, part tiled walls, wood effect flooring, 2 x windows to rear, window to side, door to side.

#### Garden

Laid to patio, variety of flowering shrubs & plants, enclosed by brick walling.

#### First Floor Landing

Split level, hatch to loft space, built in storage cupboard, doors to all rooms.

#### Bathroom

WC with push button flush & concealed cistern, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & hand held shower attachment, shower cubicle with wall mounted shower unit, part tiled walls, laminate flooring, recessed spotlights, 2 x radiators, window to rear with frosted glass.

#### Bedroom

Window to rear, radiator.

#### Bedroom

2 x windows to front, radiator.

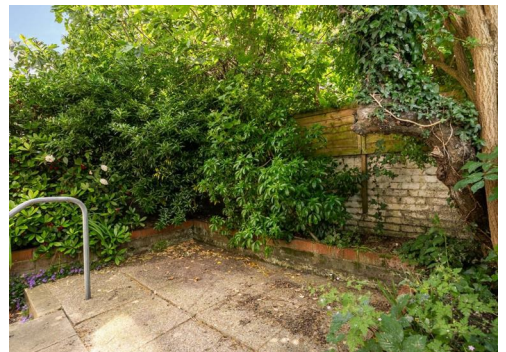
#### Approx. floor area

77.2 sq.m. (830.8 sq feet)

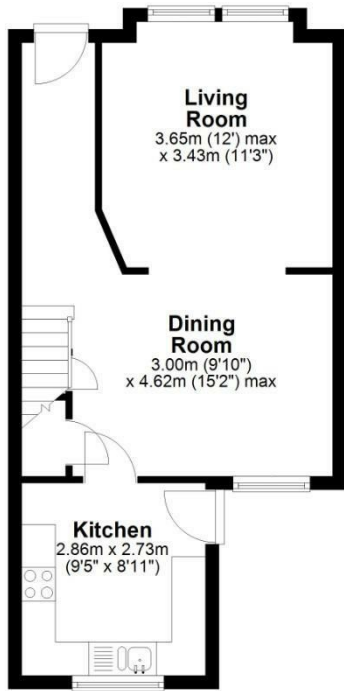
#### Parking zone C

#### Council tax band C

#### V1



### Ground Floor



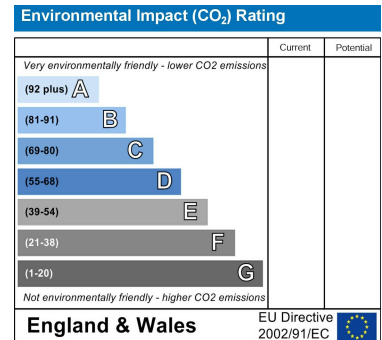
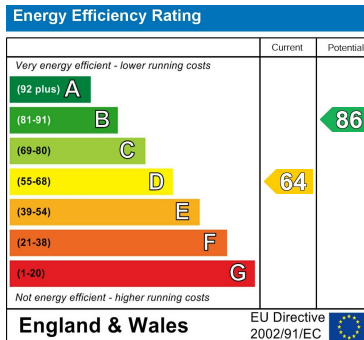
### First Floor



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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.

### White Street



#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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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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