

25 Crayford Road, Brighton, BN2 4DQ

£425,000 Freehold

This tastefully presented 3 bedroom terraced home is ideally situated within a well-established residential area and has been thoughtfully updated by the current owners. The property boasts a bay fronted lounge that flows seamlessly into the dining area creating an ideal space for both everyday living and entertaining with French doors opening onto a level rear garden. Other highlights include; a stylish bathroom and a modern fitted kitchen combining style with practical family living this attractive home is sure to appeal to a wide range of buyers and viewing is highly recommended. Energy Rating: C74. Exclusive to Maslen Estate Agents.

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Front door to:

Hallway
Stairs rising to first floor, radiator, under stairs storage cupboard, wood effect flooring, doors to all rooms.

Open Plan Lounge/Dining Room

Lounge Area
Bay window to front, radiator.

Dining Area
Radiator, 2 x windows to rear, French doors to rear garden.

Kitchen
Range of base units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated oven, inset hob, space for appliances, part tiled walls, wood effect flooring, window to rear, door to rear garden.

First Floor Landing
Hatch to loft space, doors to all rooms, picture rail.

Bathroom
WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with hot & cold taps, wall mounted 'Triton' shower unit over, glass shower screen, part tiled walls, laminate flooring, radiator, wall mounted 'Vaillant' boiler, window to rear with frosted glass.

Bedroom
Window to rear, radiator, picture rail.

Bedroom
Bay window to front with views over Brighton, radiator.

Bedroom
Window to front with views over Brighton, radiator.

Outside

Front Garden
Laid to paving, steps up to front door.

Rear Garden
Mainly laid to patio with a lawned section, variety of flowering shrubs, enclosed by timber fencing, gate to rear.

Total approx floor area
81.9 sq.m. (881.7 sq.ft.)

Parking zone U

Council tax band C

V1









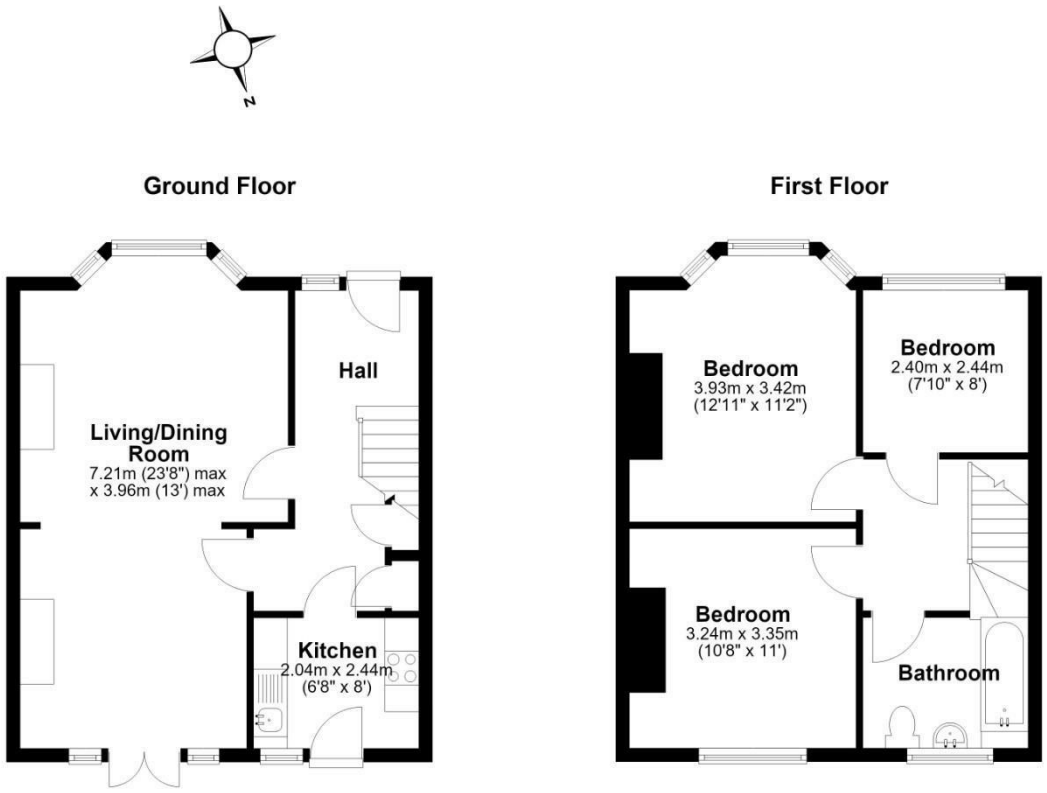








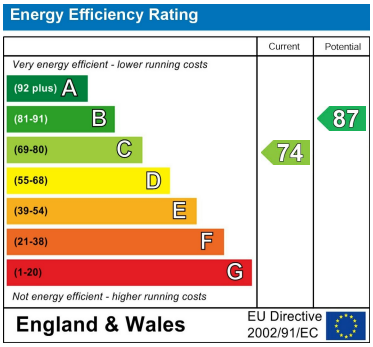


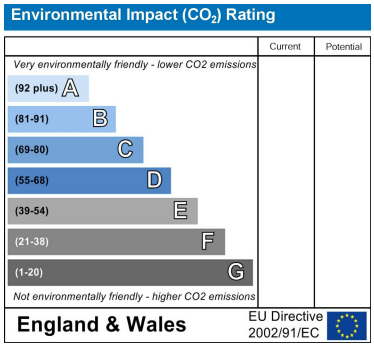


Total area: approx. 81.9 sq. metres (881.7 sq. feet)

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Plan produced using PlanUp.

Crayford Road





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