

SOLD STC



Halland Road, Brighton
Asking Price Of £450,000

MARTIN&CO 

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- 6 BEDROOM SEMI DETACHED HOUSE
- 2 BATHROOMS
- OPEN PLAN LIVING
- GARDENS ON 3 SIDES
- MODERN FITTED KITCHEN

**** 6 BEDROOM SEMI DETACHED HOUSE **** A opportunity to purchase a spacious 6 bedroom house in East Brighton in Moulsecoomb, close to the A27 with links to Brighton and beyond. Spacious living space,

LOCATION Moulsecoomb is mostly surrounded by downland, open to the east and wooded to the west, where it is formally known as Moulsecoomb Wild Park. This is a local nature reserve. The area is mostly post war housing with terraced and semi detached housing which caters for families and students who attend the 2 largest universities in Brighton. Bus links serve the area regularly into Brighton and Lewes road with easy access to local supermarkets, schools and shops.

PROPERTY DESCRIPTION This semi detached house which sits on a triangular plot near the end of Halland road offers plenty to do for garden lovers with them on 3 sides of the property. Inside the house is an abundance of space



from the open plan living room and fully fitted kitchen. 2 really good sized bathrooms on each floor and 6 spacious bedrooms. Ideal for a family looking to settle down in Brighton or investors with desires to rent the house.

The property comprises of the following:

Enclosed by hedges with path leading to front garden and front door.

Entrance Hallway - Small cupboard and hooks for coats with radiator under, access to bedroom 3 and Open plan living space.

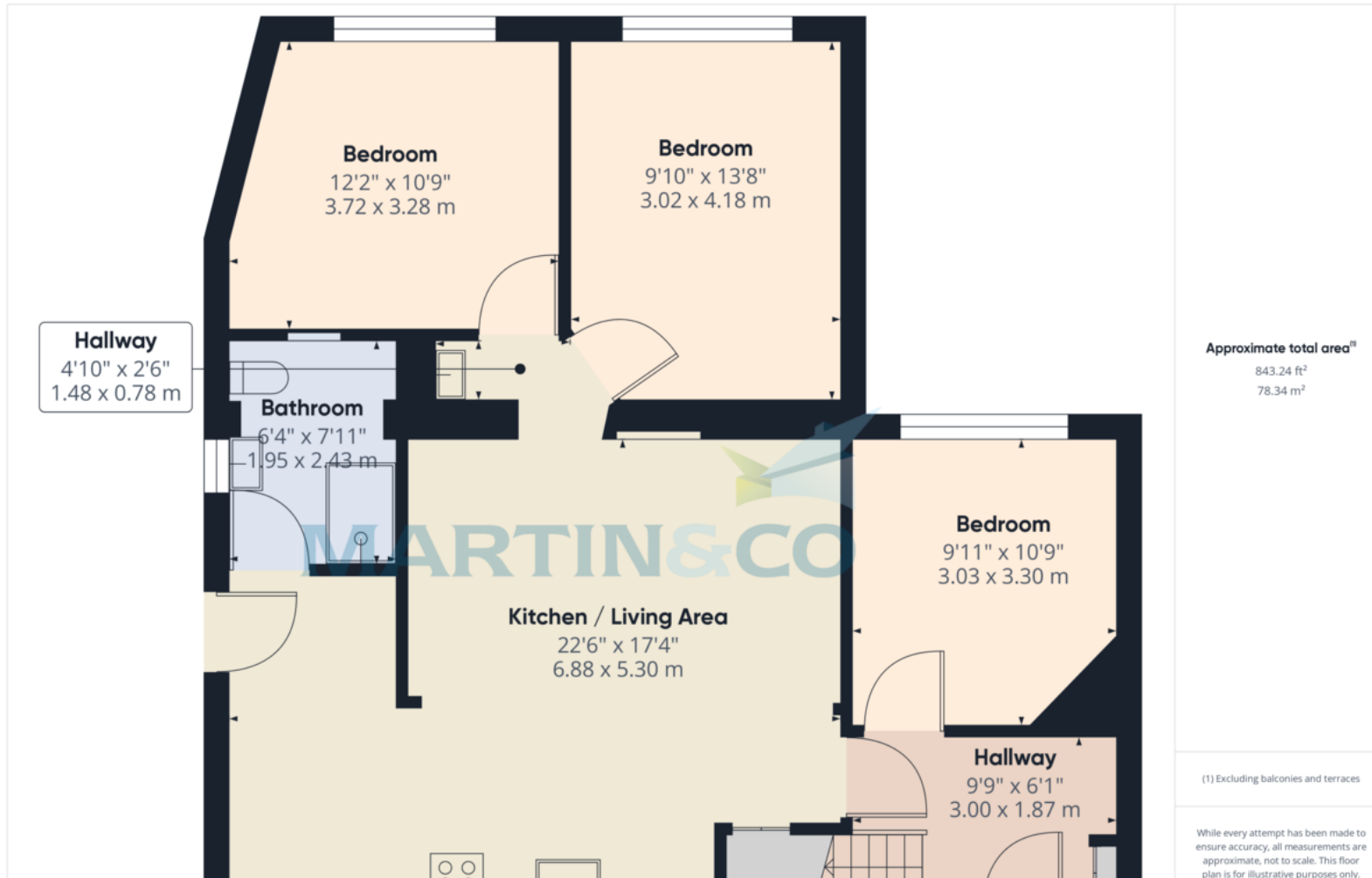
Open Plan Kitchen with living room - 22'6 x 17'4 - Range of wall and floor mounted cupboards with rolled edged worksurfaces along one wall and in the middle of the kitchen, Appliances include 2 large fridge freezers, dishwasher, 1 washing machine, 1 tumble dryer, cooker with hob and extractor fan over. Sink with mixer tap, storage cupboard under stairs, wall mounted Ideal boiler, double glazed windows to front and door access to rear garden. Living room has laminate flooring and plenty of space for sofas and chairs.

Inner Hallway - 4'10 x 2'6 Small area before you access bedroom 1 and 2. Wash hand basin.

Bedroom 1 - 12'2 x 10'0 Double glazed window to rear end

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		





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