



## 12 Alan Way Brighton BN2 5PF

Asking Price of £400,000

- TWO/THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM/BEDROOM 3

- CLOAKROOM
- FRONT AND REAR GARDENS
- DISTANT SEA VIEW
- NON ONWARD CHAIN

Whitlock and Heaps bring to market this semi detached property that offers versatile two/three bedroom accommodation with a spacious kitchen/breakfast room and separate living room. There are front and rear gardens with the additional benefit of a garage and far reaching views to the front of the house. Being sold with no onward chain. Situated in this convenient location.

**ENTRANCE HALL** UPVC double glazed window, radiator, understairs cupboard.

**CLOAKROOM** Comprising low level w.c, wash hand basin, radiator, UPVC double glazed window.

**KITCHEN/BREAKFAST ROOM** Double aspect and incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob with concealed extractor over, electric oven, appliance space, tiled floor, UPVC double glazed windows and door to garden.

**LIVING ROOM** Electric fire with surround, radiator, UPVC double glazed window.

**DINING ROOM/BEDROOM 3** UPVC double glazed window, radiator.

**FIRST FLOOR**  
**LANDING** Hatch to loft space.

**BEDROOM 1** UPVC double glazed window, two large fitted cupboards, range of fitted wardrobes, radiator.

**BEDROOM 2** Double aspect with two UPVC double glazed windows, radiator.

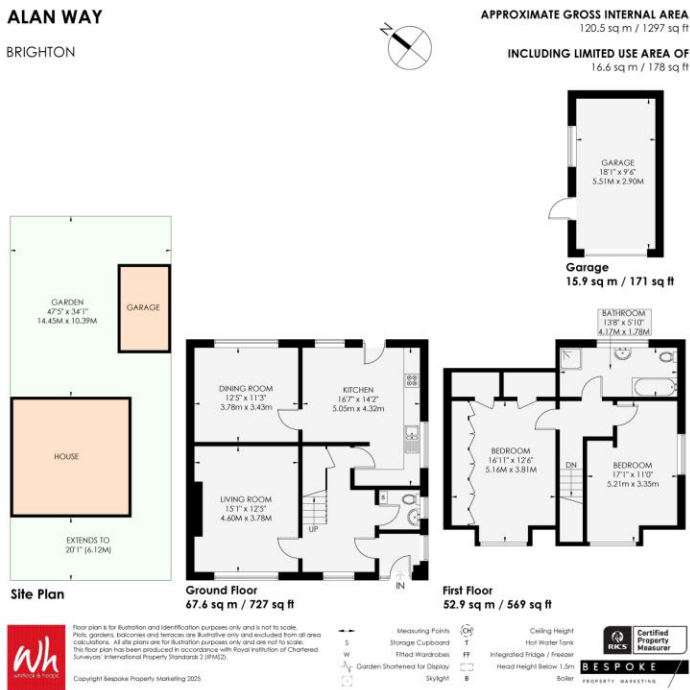
**BATHROOM** Comprising panelled bath, separate walk in shower, pedestal wash hand basin, low level w.c, part tiled walls, UPVC double glazed window, radiator.

**OUTSIDE**  
**FRONT GARDEN** Lawned.

**REAR GARDEN** Patio area, mainly laid to lawn.

**GARAGE**

**Freehold**  
**Council Tax band D as listed on the gov.uk website.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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