



6 Ashley Close, Church Hill, Patcham, Brighton, East Sussex, BN1 8YT

£995,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



in brief points

This is a fantastic opportunity to purchase this outstanding five double bedroom detached residence which enjoys stylishly modernised and spacious family accommodation and an ideal position within this highly desirable residential cul-de-sac. Pleasantly situated in an attractive setting in Patcham Village conservation area which lies on the outskirts of Brighton and is ideal for transport links and for access for both the city centre, open countryside and South Downs.

GROUND FLOOR: Good Size Enclosed Entrance Porch – Entrance Hall – Cloakroom – Double Aspect Lounge – Magnificent Conservatory - Family/TV Room – Study – Spacious Refitted Kitchen/Breakfast Room – Utility Room.

FIRST FLOOR: Landing – Master Double Bedroom – Refitted Ensuite Shower Room – Three Further Double Bedrooms – Refitted Bathroom with Separate Shower Enclosure.

SECOND FLOOR: Large Bedroom.

OUTSIDE: Front Garden - Private Driveway to Double Garage – Attractively Landscaped Southerly Rear Garden – Small Area of Garden to Side.

Gas Central Heating and Double Glazing.





in more detail.....

With its idyllic position off Church Hill, no 6 Ashley Close is found just into the cul-de-sac on the right hand side which means it enjoys a favoured southerly aspect, lovely views and a sunny garden at the rear.

In our opinion internal viewing is essential to fully appreciate the impressive home our clients have created which offers fabulous contemporary living space with the 'wow' factor. With its perfect combination of a beautifully presented home to live in and a sought after location, this property has a number of other exciting features including:-

- * An inviting garden at the front with pathways leading to the enclosed porch and entrance hall where there is a lovely mellow engineered oak flooring which extends to most ground floor rooms.
- * A triple aspect lounge with fitted shutters to the front and side windows.
- * A magnificent southerly conservatory with plenty of room to eat or relax in and which opens into and overlooks the garden.
- * A superb refitted kitchen/breakfast room with high gloss units, a breakfast bar and various appliances including a 'Brittania' induction range cooker, a wine cooler and Siemens American style fridge/freezer, microwave and dishwasher.
- * The master bedroom which has southerly views and a refitted shower room.
- * Refitted contemporary family bathroom.
- * Spacious second floor bedroom with far reaching views.
- * A very nicely landscaped southerly garden at the rear having been attractively designed to feature a paved seating section with pergola and grape vine, lawn, L-shape decking, pond and discreet lighting. At the front is a private drive to the double garage and to the side the bonus of an extra garden section.

LOCAL AUTHORITY: Brighton & Hove City Council – 01273 290000
2nd Floor Town Hall, Bartholomew Square, Brighton, East Sussex, BN1 1JA
Website: www.brighton-hove.gov.uk

Council Tax Band: F / Energy Performance Rating: D



location...

Brighton City Centre & Seafront – 4 miles

Hove Centre & Seafront – 4 miles

Burgess Hill – 7 miles

Lewes – 7 miles

Gatwick Airport – 26 miles via A23/M23

(approx 30 minutes)

(N.B. All distances given are approximate)

SCHOOLS:

Patcham Infants School (0.5 miles)

Patcham Junior School (0.6 miles)

Patcham High School (0.7 miles)

(N.B. All distances given are approximate)

PUBLIC SCHOOLS:

Brighton College (4.5 miles)

Hurstpierpoint College (6.2 miles)

Ardingly College (18.7 miles)

Roedean School (7 miles)

(N.B. All distances given are approximate)

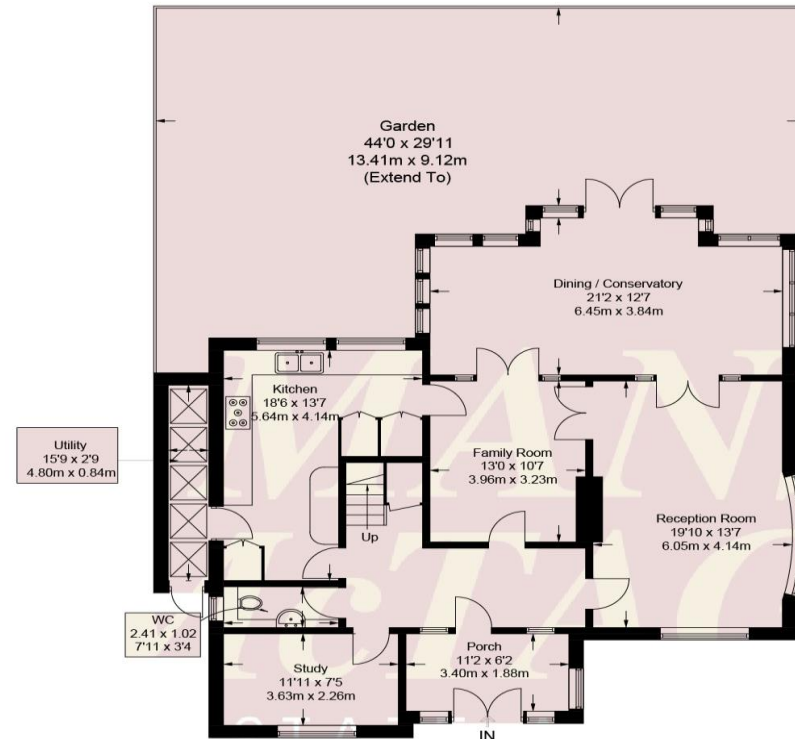
STATIONS:

Preston Park Station (1.5 miles)

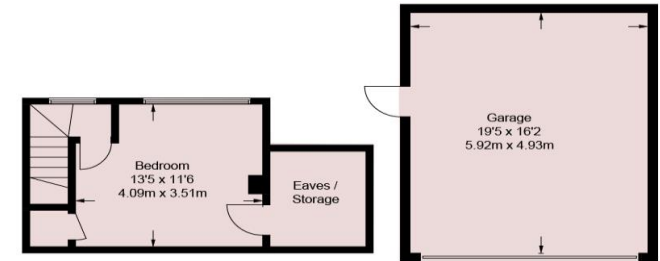
Moulsecoomb Station (5 miles)

Brighton Station (4 miles)

(N.B. All distances given are approximate)

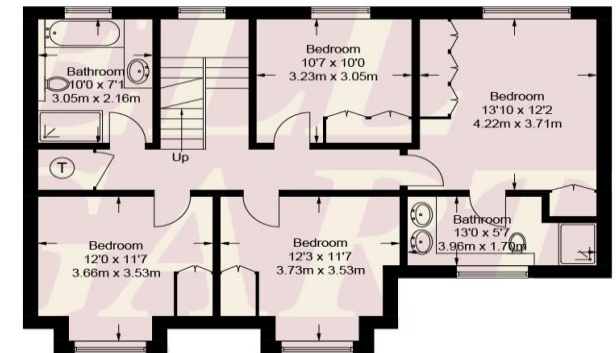


Ground Floor
1322 sq ft / 122.8 sq m



Second Floor (Excluding Eaves)
182 sq ft / 16.9 sq m

(Not Shown In Actual Location / Orientation)



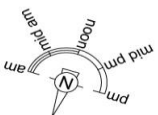
First Floor
877 sq ft / 81.5 sq m

Approximate Gross Internal Area = 2381 sq ft / 221.2 sq m

Garage = 314 sq ft / 29.2 sq m

Total = 2695 sq ft / 250.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Mansell McTaggart 2018





outside...

LOCATION

Enjoying a lovely position in this small residential cul-de-sac located just off Church Hill in Patcham Village. An attractive walk down Church Hill takes you to the village shops where there is a bakery, café, post office and a Co-op. Regular bus services from Patcham take you into the city centre and the National Express also stops at Patcham for journeys to Gatwick and Heathrow. There are schools for all ages in the area (please see brightonandhove.gov.uk for further information and allocation). Further shops in the general area include an Asda, M&S Simply Food and Sainsburys local. There is easy road access to both the A23 and A27 for motorway links.

DIRECTIONS

From our office, turn right and proceed up Church Hill, Ashley Close is the first turning on the right.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

more details from Mansell McTaggart...

138 Old London Road, Patcham, Brighton, East Sussex, BN1 8YA

email: patcham@mansellmctaggart.co.uk

Tel: 01273 508955

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947