



11 Sycamore Close, Brighton, BN2 6SJ

Offers over £425,000 Freehold

This WELL PRESENTED 3 BEDROOM SEMI-DETACHED CHALET BUNGALOW is situated in a DESIRABLE CUL-DE-SAC location and benefits from LOVELY VIEWS from the front and a GARAGE accessed via private driveway. There is a through lounge/dining room which leads onto the MODERN WHITE KITCHEN, making this space IDEAL FOR ENTERTAINING. Upstairs are 3 good sized bedrooms and a STYLISH BATHROOM which also features a SEPARATE SHOWER CUBICLE. Viewing highly recommended, Energy Rating: D58 Exclusive to Maslen Estate Agents

Porch

Double glazed front door and double glazed window to side, tiled flooring.

Hallway

Double glazed window to side, radiator, laminate flooring, understairs storage cupboard with electric meter & fuse box, linen cupboard with slatted shelving and space & plumbing for washing machine.

Cloakroom

Double glazed patterned window to side, vanity unit with mixer tap & storage below, low level WC with push button flush, laminate flooring.

Lounge/Dining Room

A dual aspect room. Double glazed window overlooking front with views towards the sea, double glazed sliding patio doors overlooking and leading to rear garden, radiator, coved ceiling.

Kitchen

Fitted kitchen with range of wall & base units, worktop surfaces over, inset 1.5 bowl sink & drainer unit with mixer tap, fitted 4 ring electric hob with oven below & cooker hood over, appliance space for fridge/freezer, integrated dishwasher, cupboard housing wall mounted 'Vaillant' combi boiler, recessed spotlights, window to side and window to rear overlooking garden.

First Floor Landing

Loft hatch.

Bedroom 1

Double glazed window to front with beautiful views across Woodingdean towards the sea, radiator.

Bedroom 2

Double glazed widow to side, radiator, eaves storage cupboard.

Bedroom 3

Double glazed window overlooking rear garden, radiator.

Bathroom

White suite comprising panel enclosed bath with mixer tap & shower attachment, vanity unit with wash basin & storage below, low level WC with push button flush, tiled shower cubicle with wall mounted shower fitment. Heated towel rail, laminate flooring, double glazed patterned window, recessed spotlights.

Outside

Front Garden

Tiered front garden with stepped pathway to front door.

Rear Garden

Lawned rear garden enclosed by fencing, flowerbed planters, decking area to rear, raised planters to rear, outside light, outside power points, gated side access.

Garage

with up and over door, double glazed window to side. Accessed via private driveway.

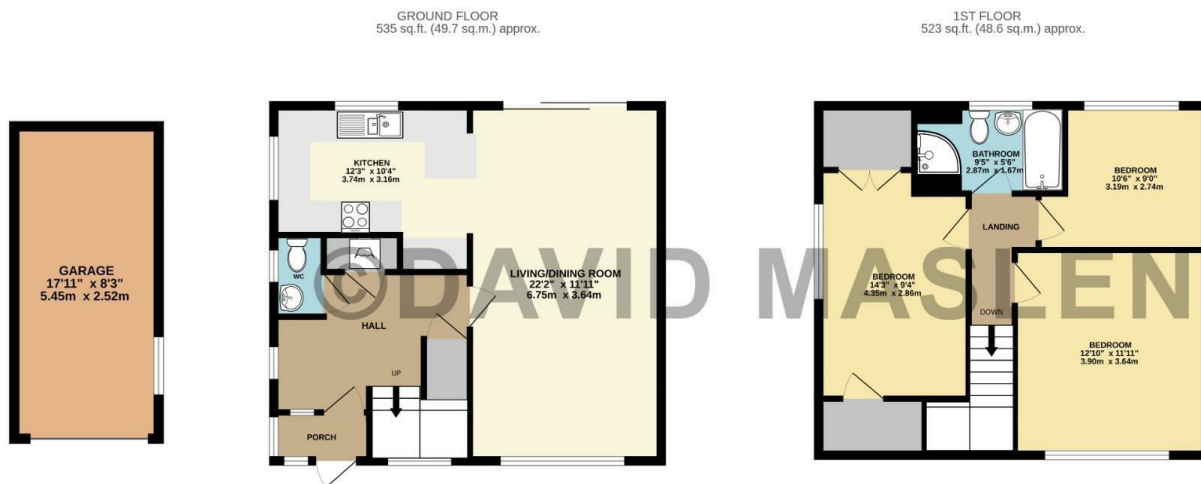
Total approx floor area

98.3 sq.m (1,058 sq.ft)

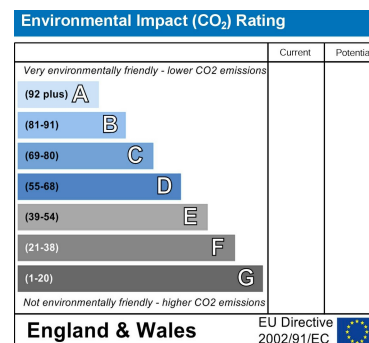
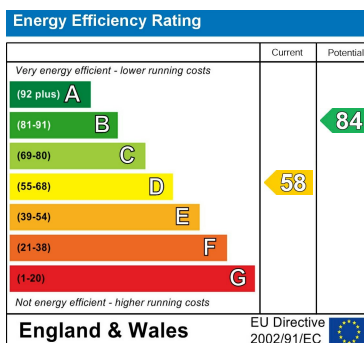
Council Tax Band D

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TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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IMPORTANT

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

IMPORTANT

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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

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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