



20 Pinfold Close, Brighton, BN2 6WG

Offers in the region of £600,000 Freehold

Boasting panoramic downland & sea views is this STUNNING 3 bedroom semi-detached home which has been extensively & thoughtfully renovated. Accommodation includes fantastic OPEN PLAN lounge/kitchen at first floor, 2 bathrooms, conservatory, OFF ROAD PARKING, garage & a landscaped SOUTHERLY FACING rear garden with detached office. Viewings are highly recommended. Energy Rating: C75
Exclusive to Maslen Estate Agents

Hardwood effect double glazed front door leading to:

Entrance Hall

Central heating radiator, karndean flooring, built in shelved storage cupboard housing electric fusebox, further understairs storage cupboard with space & plumbing for washing machine, ceiling spotlights, stairs rising to first floor with contemporary glass balustrade, door to:

Bedroom

Contemporary upright central heating radiator, range of built in floor to ceiling wardrobes with sliding doors, ceiling spotlights, southerly facing uPVC double glazed window to rear overlooking rear garden & towards the South Downs. Southerly facing French doors to rear leading to rear garden.

Bedroom

Continuation of karndean flooring from Entrance Hall, central heating radiator, ceiling spotlights, range of built in wardrobes one with pull out bed, uPVC double glazed window to front.

Bedroom

Central heating radiator, built in double wardrobes, uPVC double glazed window to front.

Shower Room/W.C.

Large walk in shower with thermostatically controlled rainwater style shower unit & further hand held shower attachment, vanity unit with inset wash hand basin with waterfall style mixer tap, low level push button W.C. with concealed cistern, central heating towel rail, part tiled walls, tiled flooring, ceiling spotlights, integrated speakers, uPVC double glazed window with frosted glass to side.

Bathroom/W.C.

Comprising tiled panelled bath with central waterfall style mixer tap, thermostatically controlled rainwater style shower unit over & fitted hand held shower attachment, folding shower screen, vanity unit with inset wash hand basin with waterfall style mixer tap, low level push button W.C. with concealed cistern, central heating towel rail, fully tiled walls, continuation of karndean flooring from Entrance Hall, ceiling spotlights, integrated speakers, uPVC double glazed window with frosted glass to side.

First Floor

Open Plan Lounge/Kitchen

Kitchen Area

Range of grey high gloss & soft closing wall, base & drawer units with laminated work surfaces over, feature island with inset 1.5 bowl sink unit with mixer tap & integrated dishwasher, fitted eye level 'AEG' electric oven, microwave & warming drawer, American style fridge/freezer, part tiled walls, karndean flooring, southerly facing uPVC double glazed sliding doors with panoramic views towards the sea & downs & opening onto Juliet balcony.

Lounge/Dining Area

Continuation of karndean flooring, 1 eaves storage cupboard which also houses the gas boiler, contemporary upright central heating radiator, 3 x velux windows to front, southerly facing uPVC double glazed sliding doors with panoramic views towards the sea & downs & opening onto Juliet balcony.

Outside

Front Garden

Providing off road parking for a number of vehicles, EV charging point, number of ornamental shrubs, gate providing side access & leading to:

Garage

With wooden double doors, power & light, personal door to outside, separate workshop area to rear.

Rear Garden

Beautifully landscaped southerly facing rear garden with areas laid to decking, patio & artificial grass, feature pond, fire pit with space for seating, number of ornamental shrubs & flowers.

Detached Office

With power & lighting, fully insulated.

Total approx floor area

1641 sq.ft. (152.4 sq.m.)

Council Tax Band D

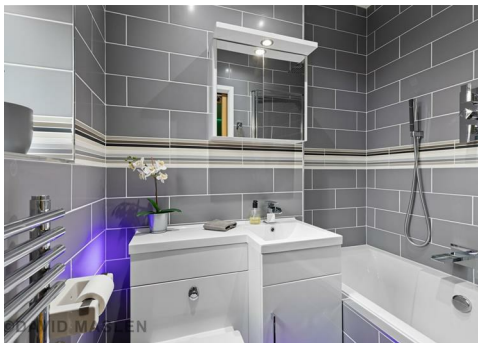
V 3

Agents Note

There is planning permission for the demolition of existing conservatory and erection of single storey rear and side extension with associated alterations. Please see the below link for more information: <https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8H22FDMHB000>

What the owner says:

"We have had a fantastic 17 years living in our house, and we have enjoyed making this our first dream home. We still enjoy everyday waking up to the views out of our bedroom and living room windows with the fantastic views over the Downs and Sea. This is friendly neighbourhood and a great community feel in the street, being a quiet cul-de-sac. The garden and the house layout we designed has allowed us to socialise and entertain all year round."



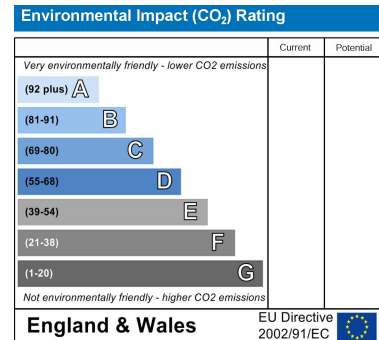
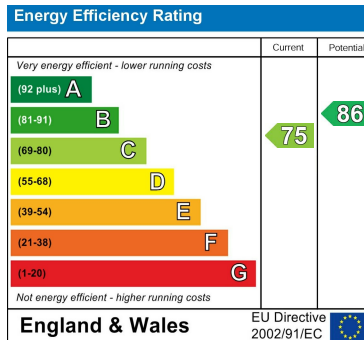
GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.4 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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