



## 87 Fernhurst Crescent, Brighton, BN1 8FA

Offers in the region of £500,000 Freehold

Beautifully presented 4 bedroom semi-detached family home with the added benefit of an attached studio/potential annexe & a WESTERLY FACING rear garden. Other features include; NO ONWARD CHAIN, dual aspect lounge/dining room, MODERN fitted kitchen, ground floor wet room/W.C. & family bathroom/W.C. Viewings are highly recommended. Energy Rating: D59 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

### Entrance Hall

Engineered oak wooden flooring, central heating radiator with decorative cover, built in coat cupboard with further cupboard above, wall mounted digital heating thermostat, understairs storage cupboards, stairs rising to first floor, door to:

### Lounge/Dining Room

Continuation of engineered oak wooden flooring, 2 x central heating radiators, fireplace with inset wood burner, ceiling spotlights, range of built cupboards, uPVC double glazed window to front, uPVC double glazed French doors to rear leading to rear garden, doorway leading to:

### Kitchen

Modern fitted kitchen comprising a range of wall, base & drawer units with solid wood work surfaces over, inset 1.5 bowl ceramic sink unit with mixer tap, space for range cooker with cooker hood over, space for upright fridge/freezer, space for further appliances, part tiled walls, tiled flooring, uPVC double glazed window to rear overlooking rear garden, archway leading to:

### Utility Area

Space & plumbing for washing machine, space for further appliances, wall mounted gas boiler, continuation of tiled flooring, central heating radiator, uPVC double glazed door to rear leading to rear garden.

### Wet Room/W.C.

Walk in shower area with thermostatically controlled shower unit, wash hand basin with mixer tap, low level close coupled push button W.C., ladder style heated towel rail, fully tiled walls & floor, uPVC double glazed window with frosted glass to front.

### First Floor Landing

uPVC double glazed window to side, stairs rising to second floor, door to:

### Bedroom

Central heating radiator, stripped wood floorboards, built in shelved cupboard, uPVC double glazed window to front.

### Bedroom

Central heating radiator, built in storage cupboard, uPVC double glazed window to rear overlooking rear garden.

### Bedroom

Central heating radiator, uPVC double glazed window to front.

### Bathroom

Tile panelled bath with mixer tap & hand held shower attachment, pedestal wash hand basin, ladder style heated towel rail, part tiled walls, wood effect flooring, uPVC double glazed window with frosted glass to rear.

### Separate W.C.

Low level W.C., central heating radiator, wood effect flooring, uPVC double glazed window with frosted glass to rear.

## Second Floor

### Bedroom

Central heating radiator, 2 x eaves storage cupboards, Velux window to front, further Velux window to rear with views across Brighton.

### Annexe/Studio

### Entrance Vestibule

Wood effect flooring, door to:

### Cloakroom

Low level push button W.C. with concealed cistern, wall mounted wash hand basin with mixer tap & tiled splashback, continuation of wood effect flooring, window to front.

### Studio Room

Central heating radiator, wood effect flooring, large built in cupboard, window to rear overlooking rear garden, door to rear leading to rear garden.

## Outside

### Front Garden

Patio area, raised flowerbeds with a range of ornamental shrubs & flowers.

### Rear Garden

Attractive decked, paved & lawned rear garden with flower, shrub & tree borders.

### Total approx floor area:

1484 sq.ft. (137.9 sq.m.)

### Council tax band C

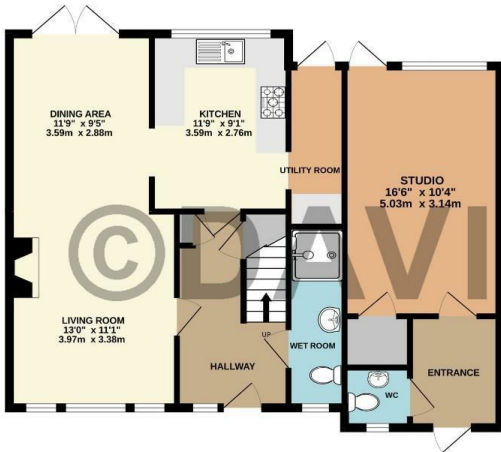
### V1

*What the owner says:*

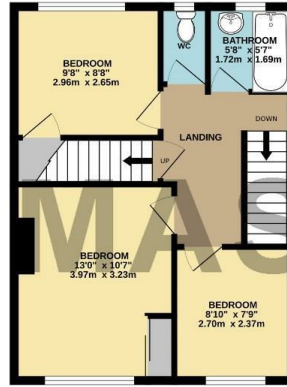
*"I have loved living in Hollingbury, bringing up a son from the age of 7, with a local school within a mile for every stage of his growth, right through to completing his college years. The location is surrounded by beautiful views of the nearby South Downs Way, easy to get to for walks and Hollingbury Woodlands and playgrounds to bring up kids and dogs and enjoy family time together. With several local stores, including M&S and Asda, (within walking distance) both with long opening hours and a medical centre within 4 minutes on foot, it has been a place of total convenience. It is near several bus routes, without being on them, so it is also very quiet and friendly. (Lovely neighbours who all helped each other during lockdown!) It is also lovely to live close to Fiveways and a short bus or car ride from Brighton, with the seafront only 15-20 minutes away. With a converted studio adjacent to the house (with all amenities) and a large loft extension, it has been possible to work from home and with four bedrooms, entertain guests and easily accommodate visitors and growing teenagers and ageing parents. The house seems to bend to fit every need we have ever asked of it!! (Like the Room of Requirement in the Harry Potter stories)!! It has been a blessing to spend over 20 years here and I hope that the new owners love living in this gorgeous house as much as we have loved being here."*



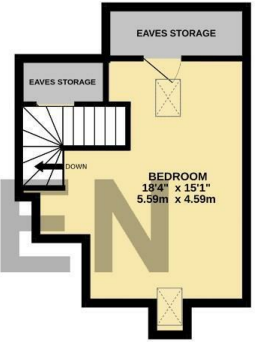
GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

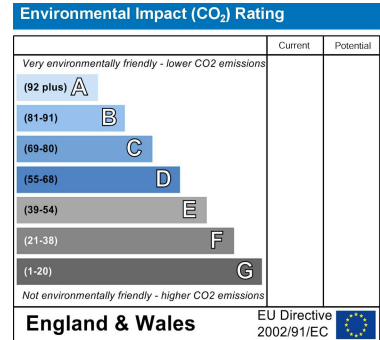
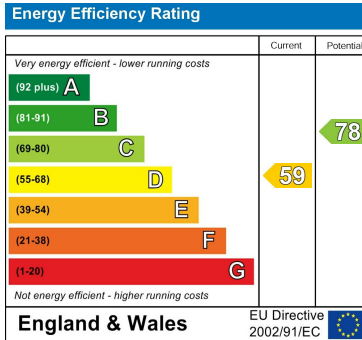


2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 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**

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