



12 Burnham Close, Brighton, BN2 6SH

£500,000 Freehold

NO ONWARD CHAIN. Well presented 4 BEDROOM DETACHED FAMILY HOUSE situated in a SOUGHT-AFTER CUL-DE-SAC location in South Woodingdean. The flexible accommodation is ARRANGED OVER 3 FLOORS and highlights include a UTILITY ROOM as well as a WORK/STORE ROOM, family bathroom and additional cloakroom, INTEGRAL GARAGE, OFF STREET PARKING and a lovely WELL MAINTAINED REAR GARDEN. Viewing highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents

Porch

Double glazed front door & window to side, tiled flooring.

Inner Hallway

Inner door, radiator, recessed spotlights.

Bathroom

Modern white suite comprising enclosed panelled bath with wall mounted shower fitment over, floating WC with concealed cistern, vanity unit with wash basin & mixer tap and storage below. Heated towel rail, electric shaver point, tiled walls, double glazed patterned window.

Kitchen/Breakfast Room

Fitted kitchen with range of wall & base units with worktop space over, inset 1.5 bowl sink & drainer unit with mixer tap, gas cooker point with fitted cooker hood over, space & plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, wall mounted 'Worcester' boiler, double glazed window overlooking side and double glazed window to rear overlooking rear garden, radiator.

Lounge/Dining Room

Dining Area: Double glazed window overlooking front, radiator.

Square arch to:

Lounge Area: Double glazed window overlooking rear garden and double glazed window to side, 2 x wall light points, gas fire set on hearth with wooden mantle surround.

Stairs down to:

Lower Level

Radiator.

Bedroom

Double glazed window overlooking rear garden, radiator.

Cloakroom

WC, patterned double glazed window.

Bedroom

Double glazed window overlooking garden, radiator, door to:

Work/Store Room

Fitted wall units & shelf area.

Utility Room

Fitted wall & base units, space & plumbing for washing machine, space for tumble dryer, double glazed back door.

First Floor Landing

Double glazed window, eaves storage cupboard.

Bedroom

Double glazed window to side, radiator, fitted wardrobe cupboards & fitted drawers.

Bedroom

Double glazed window, radiator, eaves storage, corner worktop.

Integral Garage

Electric roller door and window to side. Lighting, wall mounted electric fuse box, EV charging point.

Outside

Rear Garden

Paved patio area with steps leading down to lawn, enclosed by fencing & shrubs, flowerbed borders.

Front Garden

Front garden with lawn & flower beds, pathway to front door and drive providing off street parking for two vehicles.

Total approx floor area

174.1 sq.m (1,874 sq.ft)

Council Tax Band E

V2

WHAT THE OWNERS SAY:

"The location, views, garden size and the deceptive internal space were the main attractions for us when we were looking for a family home. The Close is quiet with a friendly community of neighbours, that we will miss. The location is convenient to take advantage of the many local amenities and community activities, with easy access to the surrounding countryside, coast, Brighton & Hove, Falmer and Lewes.

After 36 happy years we consider that we made the right choice but, we now feel the time has come for a new family to move in and hopefully be as happy as we have been."



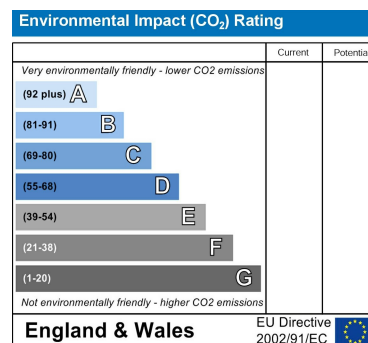
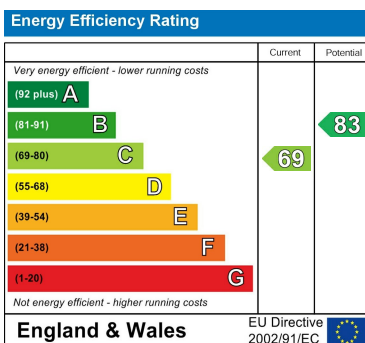


GARDEN FLOOR
APPROX. FLOOR
AREA 57.1 SQ.M.
(615 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 68.1 SQ.M.
(734 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 48.8 SQ.M.
(526 SQ.FT.)

TOTAL APPROX. FLOOR AREA 174.1 SQ.M. (1874 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/2023



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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