



71 Brentwood Road, Brighton, BN1 7ET

£475,000 Freehold

A WELL PRESENTED FOUR bedroom house arranged over three floors being offered for sale with NO ONWARD CHAIN. Other features & highlights include; spacious entrance hall, MODERN fitted kitchen, dual aspect lounge/dining room, views across Brighton & a PRIVATE REAR GARDEN. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

uPVC double glazed front door to:

#### **Entrance Hallway**

Central heating radiator, stairs rising to first floor, understairs storage cupboard, door to Kitchen, door to:

#### **Lounge**

uPVC double glazed window to front, central heating radiator, coved ceiling, feature fireplace, archway leading to:

#### **Dining Area**

uPVC double glazed window to rear overlooking rear garden, central heating radiator, serving hatch into Kitchen.

#### **Kitchen**

Wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring 'Hotpoint' electric hob with cooker hood over, fitted eye level 'Hotpoint' oven, space for fridge/freezer, space for dishwasher, space for washing machine, cupboard housing 'Glow-worm' gas boiler, built in cupboard housing electric fusebox, part tiled walls, vinyl flooring, uPVC double glazed window to rear overlooking rear garden, uPVC double glazed door to rear leading to rear garden.

#### **First Floor Landing**

Doors to all rooms, central heating radiator, stairs rising to second floor, wall mounted heating thermostat, built in cupboard housing hot water tank & slatted shelving.

#### **Bathroom**

Low level push button W.C. with concealed cistern, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps & wall mounted shower over, glass shower screen, vinyl flooring, part tiled walls, wall mounted extractor fan, uPVC double glazed window to rear.

#### **Bedroom**

uPVC double glazed window to rear, central heating radiator.

#### **Bedroom**

uPVC double glazed window to front, central heating radiator.

#### **Bedroom**

uPVC double glazed window to front, central heating radiator.

#### **Second Floor Landing**

uPVC double glazed window to rear with views across Brighton, door to:

#### **Bedroom**

uPVC double glazed window to rear with views across Brighton, 2 x eaves storage cupboards.

#### **Outside**

##### **Front Garden**

Mainly laid to artificial grass with flower & shrub borders.

##### **Rear Garden**

Steps down to patio seating area, lawned area, further patio area, flower & shrub borders, enclosed by timber fencing.

#### **Total approx floor area**

116.3 sq.m (1,252 sq.ft)

#### **Council Tax Band D**

#### **V2**

*What the owner says:*

*"We have always loved the view from the top room, and the fact that you can see the sea from all three floors. Since we had the clear rear door fitted, we have appreciated the lovely sunsets visible from the kitchen. The landing is spacious enough to be able to accommodate a small desk. There is a good walk up to the golf course and downs nearby, and a frequent bus service to the city centre."*



David Maslen



David Maslen



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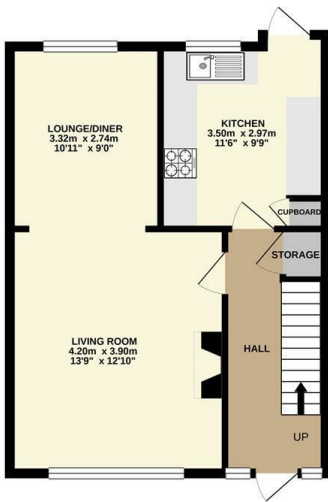


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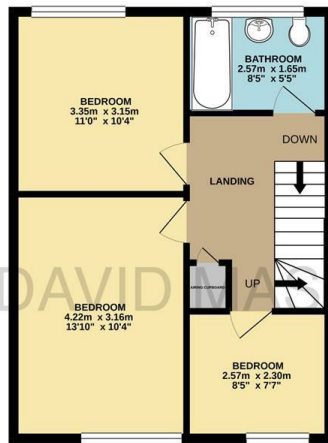


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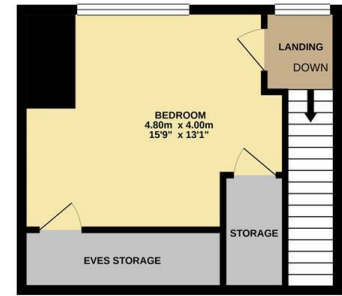
GROUND FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



1ST FLOOR  
44.5 sq.m. (479 sq.ft.) approx.

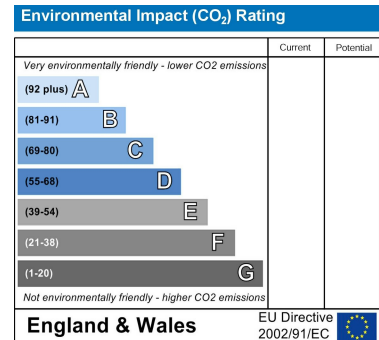
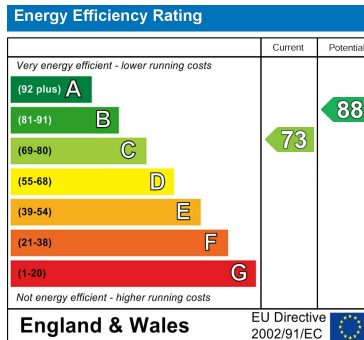


2ND FLOOR  
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 116.3 sq.m. (1252 sq.ft.) 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.

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