



39 Stanmer Villas, Brighton, BN1 7HQ

£475,000 Freehold

SPACIOUS 4 bedroom bay fronted SEMI-DETACHED FAMILY HOME, situated on this popular street in the SOUGHT-AFTER HOLLINGDEAN AREA. Some of the property highlights include; a kitchen/breakfast room, PRIVATE REAR GARDEN and POTENTIAL TO EXTEND (subject to necessary consent). Viewings are highly recommended. Energy Rating: D56 Exclusive to Maslen Estate Agents

uPVC double glazed front door to:

Porch

Range of uPVC double glazed windows with frosted glass to front & side, wood effect flooring door to:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, dado rail, wood effect flooring, radiator, door to kitchen, door to:

Lounge

uPVC double glazed bay window to front, coved ceiling, wood effect flooring, radiator.

Kitchen/Breakfast Room

Range of wall, base & drawer units with work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, integrated fridge/freezer, integrated eye level oven, inset 4 ring gas hob with stainless steel cooker hood over, space & plumbing for washing machine, built in storage cupboard, radiator, laminate flooring, part tiled walls, window to rear, door to rear garden.

First Floor Landing

Window to side, dado rail, doors to all rooms, stairs rising to second floor.

Bedroom

uPVC double glazed window to rear, range of built in storage cupboards, dado rail, radiator, wood effect flooring.

Bedroom

uPVC double glazed window to rear, radiator, wood effect flooring, built in storage cupboard.

Bedroom

uPVC double glazed bay window to front, range of built in wardrobes, radiator, wood effect flooring.

Bathroom

Panelled bath with hot & cold taps, wall mounted shower unit over, low level close coupled W.C. with push button flush, pedestal wash hand basin with hot & cold taps, radiator, part tiled walls, dado rail, laminate flooring, uPVC double glazed window to front.

Second Floor Landing

Door to:

Bedroom

Velux window, radiator, 2 x eaves storage cupboards.

Outside

Rear Garden

Brick built storage shed, mainly laid to paving, range of mature shrubs.

Total approx floor area

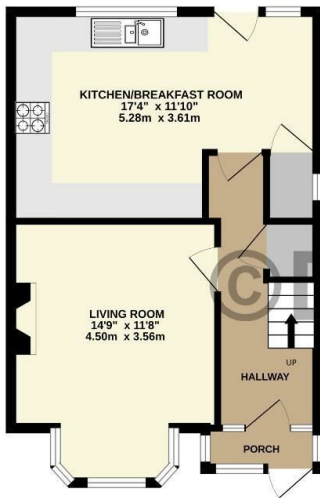
1254 sq.ft. (116.5 sq.m.)

Council tax band C

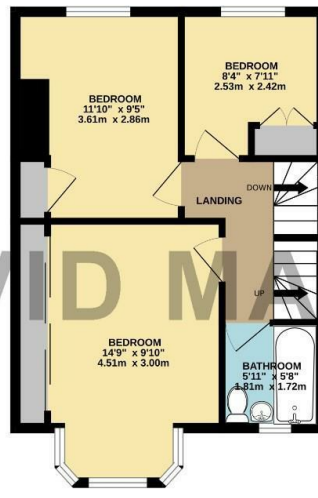
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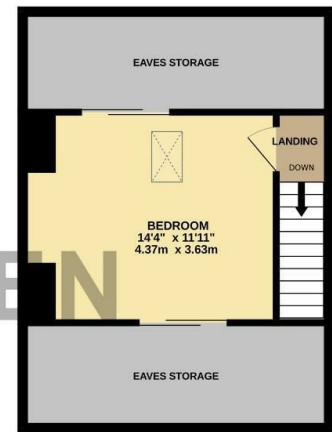
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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