

Offers over £700,000 Freehold



11 Freshfield Place, Brighton,
BN2 0BN

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Beautifully presented 4 bedroom BAY FRONTED period house situated in the SOUGHT AFTER Queens Park area of Brighton, close to popular local schools, cafes & shops. Fusing original features with a MODERN clean style, this property's many highlights include; a STUNNING loft room, a grand open plan lounge with high ceilings, an extended contemporary OPEN PLAN kitchen/breakfast room which opens onto the rear courtyard garden & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.



Hallway

Contemporary style radiator, ceiling coving, 2 x understairs storage cupboards one housing fuseboard & electric meter, doors to:

Open Plan Lounge/Dining Room

Lounge Area

Double glazed sash bay window to front, fireplace with open chimney, contemporary style radiator, ceiling coving.

Dining Area

Ceiling coving, contemporary style radiator.

Open Plan Kitchen/Breakfast Room

Kitchen

Comprising a range of wall & base units with granite work surfaces over, inset 1.5 bowl sink unit with mixer tap. 'SMEG' range cooker with 6 ring gas hob, integrated fridge/freezer, integrated dishwasher, integrated microwave, space & plumbing for washing machine, part tiled walls, recess spotlights, double glazed skylight.

Breakfast Area

Space for table & chairs, school style radiator, double glazed double doors to rear garden, double glazed window to rear, double glazed skylight.

First Floor Landing

Recessed spotlights, doors to all rooms, stairs to top floor.

Bedroom

Sash window to rear, double radiator.

Bathroom

White suite comprising panelled bath with mixer taps & shower over, vanity sink basin with mixer taps, W.C with dual flush, radiator, part tiled walls, vinyl floor, sash window to side.

Bedroom

Sash window to rear, radiator, storage cupboard built into chimney recess.

Bedroom

Double glazed sash window to front, further double glazed window to front, radiator, ceiling coving.

Top Floor Landing

Doors to:

Bathroom

White suite comprising panelled bath with mixer tap & hand held shower head, vanity sink basin with mixer tap & cupboard under, W.C with dual flush, radiator with chrome towel rail, recess spotlights, double glazed window to rear.

Bedroom

2 x double glazed Velux windows to front with views, double glazed window to rear, school style radiator, 2 x eaves storage, recess spotlights.

Outside

Front Garden

Walled boundary, gate, path to front door.

Rear Garden

Paved rear garden with flowerbeds, seating area, walled & fenced boundaries.

Total approx floor area

1519 sq.ft. (141.1 sq.m.)

Parking zone C

Council tax band D

V1









TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

COVERING THE CITY

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