



10 Merston Close, Brighton, BN2 6WJ

£375,000 Freehold

3 BEDROOM RECENTLY REFURBISHED SEMI-DETACHED HOUSE IDEALLY SITUATED IN A sought after CUL-DE-SAC in a popular residential area with rear views over the South Downs. The property offers SPACIOUS FAMILY ACCOMMODATION including a through lounge/diner and MODERN kitchen/breakfast room. To the rear there is a SOUTHERLY FACING GARDEN and the property also benefits from a GARAGE. AVAILABLE CHAIN FREE. Energy Rating: D62 Exclusive to Maslen Estate Agents

Porch

Double glazed front door with window beside, door to:

Hallway

Double glazed inner door, double glazed window to side, parquet woodblock flooring, radiator, understairs storage cupboard, wall mounted thermostat.

Lounge/Dining Room

A dual aspect room with double glazed window overlooking front and double glazed French doors overlooking and leading to rear garden, parquet woodblock flooring, 2 x radiators.

Kitchen/Breakfast Room

Modern kitchen comprising a range of wall & base units, inset stainless steel 1.5 bowl sink & drainer unit with mixer tap, integrated oven with 4 ring gas burner over, extractor above, space & plumbing for washing machine, space for tall fridge/freezer, double glazed window to rear, double glazed window to side with double glazed back door, wall mounted 'Vaillant' boiler, radiator, laminate flooring, recessed spotlights.

Cloakroom

Double glazed window to rear, low level WC with push button flush, radiator, wash basin in corner with tiled splashback, recessed spotlights.

First Floor Landing

Double glazed window to side, loft hatch.

Shower Room

White suite comprising shower cubicle with wall mounted shower fitment, pedestal wash basin with mixer tap, low level WC with push button flush. Tiled flooring, heated towel rail, recessed spotlights, double glazed window to rear.

Bedroom 1

Double glazed window to rear, radiator, laminate flooring.

Bedroom 2

Double glazed window overlooking front, radiator, laminate flooring.

Bedroom 3

Double glazed window overlooking front, radiator, fitted storage cupboard with hanging rail, laminate flooring.

Outside**Rear Garden**

A southerly facing paved patio garden enclosed by walling, fencing & shrubs, raised vegetable beds, outside water tap, lawned section to rear.

Front Garden

Lawned front garden with pathway to front door, off street parking.

Garage

Accessed via private drive, with up & over door.

Total approx floor area

94.3 sq.m (1,015 sq.ft)

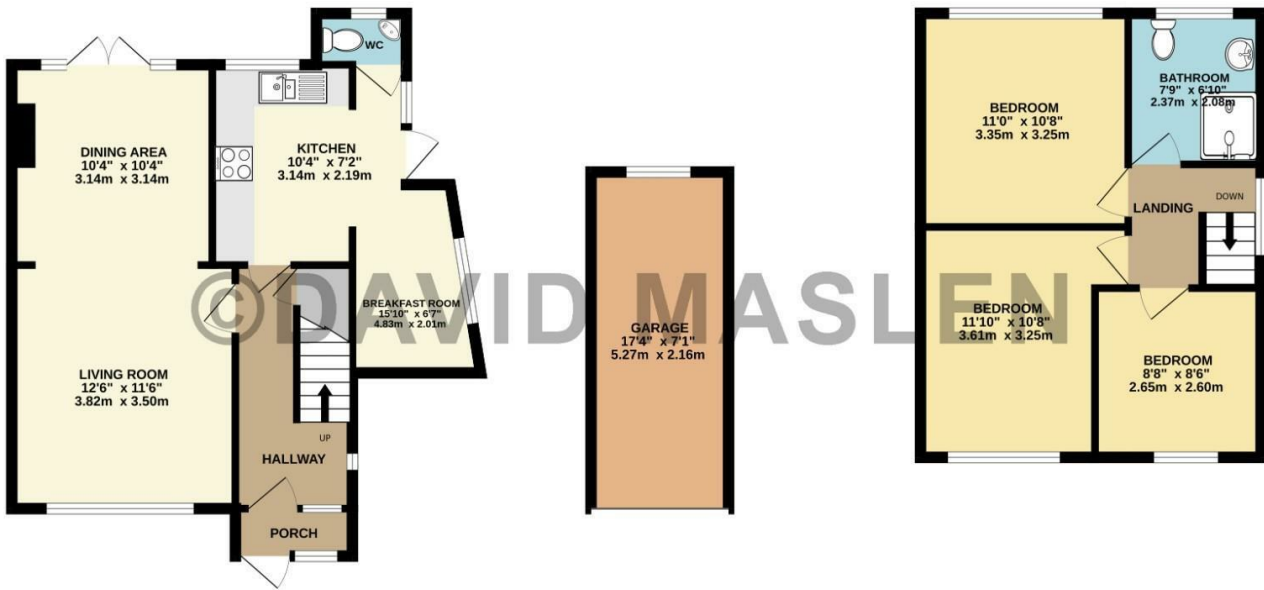
Council Tax Band C**WHAT THE OWNER SAYS:**

"I bought the house primarily because of its location in a quiet cul de sac, with garage and off road parking. The spectacular views over the south downs from the rear of the property remind you how close you are to wonderful walks, whilst having a frequent and reliable bus service into Brighton Centre."



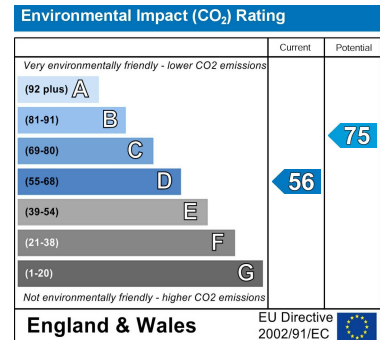
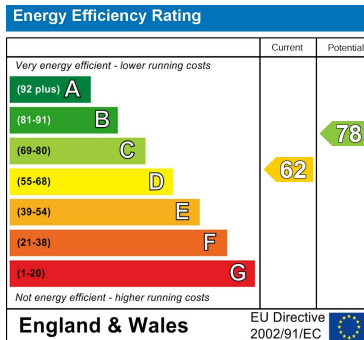
GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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IMPORTANT

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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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