



## 111 Staplefield Drive, Brighton, BN2 4RH

£375,000 Freehold

3 bedroom semi-detached family home situated in this POPULAR location. Some of the property highlights include; WELL-MAINTAINED private front & rear gardens, kitchen/breakfast room, PRETTY VIEWS over Brighton & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: D67  
Exclusive to Maslen Estate Agents.

uPVC double glazed door to:

### **Porch/Conservatory**

Constructed of uPVC double glazed windows to side & rear, vaulted glass ceiling, radiator, tiled floor, door to:

### **Hallway**

Stairs rising to first floor, understairs storage cupboard, radiator, wall mounted heating thermostat, doors to all rooms, uPVC double glazed window to side.

### **Lounge**

French doors into Porch/Conservatory, uPVC double glazed window to front, radiator, feature fireplace, coved ceiling.

### **Kitchen/Breakfast Room**

Range of wall, base & drawer units with work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for oven, space for fridge, space & plumbing for washing machine, space for freezer, wall mounted 'Vaillant' boiler, radiator, part tiled walls, laminate flooring, uPVC double glazed window to front, 2 x uPVC double glazed windows to side.

### **First Floor Landing**

uPVC double glazed window to rear overlooking rear garden, doors to all rooms, radiator.

### **Bedroom**

uPVC double glazed window to rear overlooking rear garden, radiator, built in storage cupboard.

### **Bathroom**

Panelled bath with mixer tap & hand held shower attachment, wall mounted shower over, glass shower screen, pedestal wash hand basin with hot & cold taps, WC, ladder style heated towel rail, tiled walls, laminate flooring, 2 x uPVC double glazed windows to side.

### **Bedroom**

uPVC double glazed window to front, radiator, range of built in wardrobes.

### **Bedroom**

uPVC double glazed window to front, radiator, 2 x built in storage cupboards 1 housing the hot water tank, hatch to loft space.

### **Outside**

#### **Front Garden**

Laid to lawn, enclosed by mature hedging, pretty flower borders, gate providing side access.

#### **Rear Garden**

Mainly laid to lawn with a variety of flowering shrubs & plants, timber built storage shed, enclosed by timber fencing.

### **Total approx floor area**

98.45 sq.m. (1059.70 sq.ft.)

### **Council tax band B**

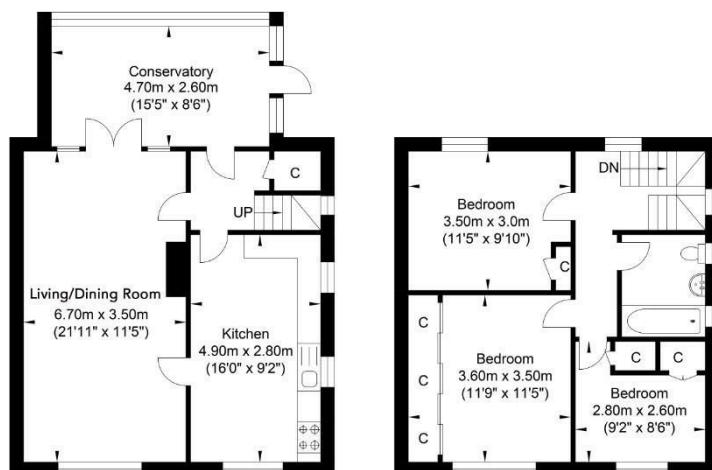
### **V1**

#### *What the owner says:*

*Our family home for more than 50yrs where we've spent lots of happy times and made many fond memories. Useful shops, the Post Office, local primary and secondary schools are all within walking distance. Also easy access to Brighton town centre, seafront and mainline train services with the regular bus service. Extensive countryside walks with access to footpaths through the surrounding fields. Convenient parking and quiet cul-de-sac location. There are amazing views from the house and the lovely peaceful garden.*



# Staplefield Drive



Ground Floor  
Approximate Floor Area  
598.15 sq ft  
(55.57 sq m)

First Floor  
Approximate Floor Area  
461.55 sq ft  
(42.88 sq m)

Approximate Gross Internal Area = 98.45 sq m / 1059.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.

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