



## 59 Carlyle Avenue, Brighton, BN2 4DR

£500,000 Freehold

WELL PRESENTED 3 bedroom bay fronted family home situated in this POPULAR residential area. This property has been tastefully updated with highlights that include; OPEN PLAN lounge/kitchen/dining room with lots of natural light, PRETTY VIEWS over Brighton, MODERN downstairs shower room & additional family bathroom, utility room & IMPRESSIVE rear garden. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Front door to:

### Hallway

Window to front with frosted glass, radiator, stairs rising to first floor, a range of understairs storage cupboards, wood effect flooring, doors to all rooms.

### Shower Room

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with wall mounted mains fed shower unit over, further hand held shower attachment, radiator, fully tiled walls, wood effect flooring, recessed spotlights, window to front with frosted glass, window to side with frosted glass, Velux window above.

### Utility Room

Range of base units with work surface over, inset stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, space for tumble dryer, space for undercounter fridge/freezer, wall mounted shelving, wood effect flooring, part tiled walls, recessed spotlights, window to side with frosted glass, door to rear garden.

### Open Plan Lounge/Kitchen/Dining Room

#### Lounge Area

Bay window to front with views over Brighton, radiator, ceiling rose, feature fireplace with tiled inserts & tiled hearth, wooden surround, wood effect flooring.

#### Kitchen Area

Range of wall, base & drawer units with work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, integrated oven, integrated microwave, integrated fridge/freezer, inset 4 burner hob with extractor above, part tiled walls, continuation of wood effect flooring, recessed spotlights.

#### Dining Area

Continuation of wood effect flooring, radiator, high level window to side, window to the other side, 2 x Velux windows, French doors to rear garden.

### First Floor Landing

Window to side, hatch to loft space, recessed spotlights, doors to all rooms.

### Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & further hand held attachment, chrome ladder style heated towel rail, radiator, part tiled walls, wood effect flooring, window to rear.

### Bedroom

Window to rear, radiator, 2 x built in wardrobes, feature fireplace.

### Bedroom

Bay window to front with views over Brighton, radiator, 2 x built in wardrobes, feature fireplace with tiled inserts, ceiling rose.

### Bedroom

Window to front with views over Brighton, radiator.

### Outside

#### Front Garden

Steps up to the front door, a variety of flowering shrubs, driveway laid to block paving, timber fencing.

#### Rear Garden

Patio seating area, outside tap, outside lighting, steps up to a lawned section, further patio seating area, gate to side, enclosed by mature hedging & timber fencing.

### Total approx floor area

92.27 sq.m. (993.18 sq.ft.)

### Parking zone U

### Council tax band C

### V1

*What the owner says:*

*"We moved into this wonderful house over 10 years ago as first time buyers, excited to create our forever home. Since then, we have loved every minute living in this amazing house. The local community is warm and welcoming, and whilst the location is close to everything you need, whether that's shops, schools, pubs, restaurants or even the city and seaside, it is also far enough away from the busy roads. We must mention that the local schools and nurseries are truly fantastic and we love seeing our 3 children thrive there.*

*A note on our house; we moved into here and soon after had our first child. We then completely renovated and extended the house to make this already great house; perfect. The huge open plan downstairs is the showstopper, which is so bright with the massive bay windows and big velux windows at the back. It also has so much storage, it never seems cluttered, even with three young children! Then, you move upstairs and the views of Brighton, right to the seaside, are stunning. Lastly, the garden is incredible and a genuine all-day suntrap. Completely redone and landscaped, it is perfect for our children to play outside all day, whilst the two spacious patios are perfect for hosting our friends and families on those lovely summer evenings.*

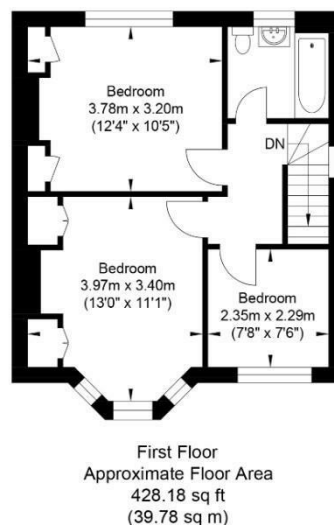
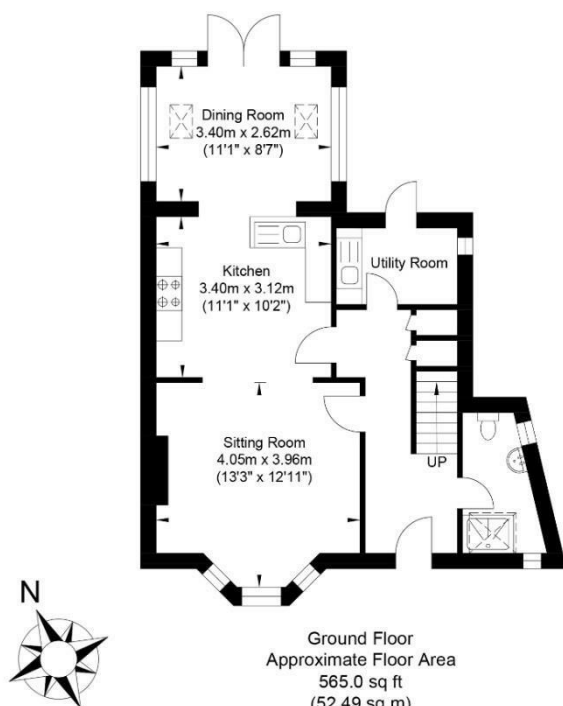
*Now a family of 5, we are very sad to be leaving, but we know the next owners will be delighted with their new home."*







## Carlyle Avenue



Approximate Gross Internal Area = 92.27 sq m / 993.18 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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		83
(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	

### 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	

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