



35 Harrington Place, Brighton, BN1 7HL

£425,000 Freehold

A tastefully presented 3 bedroom END OF TERRACE family home situated in this POPULAR RESIDENTIAL AREA. Some of the other property highlights include; the MODERN fitted kitchen, PRIVATE REAR GARDEN, family bathroom with further downstairs WC & the OFF ROAD PARKING at the front of the property. Viewings are highly recommended. Energy Rating: D61
Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wood effect flooring, built in storage cupboard, upright radiator, further built in storage cupboard housing wall mounted 'Worcester' boiler & plumbing for a washing machine, door to:

Lounge

Window to front, wood effect flooring, upright radiator, recessed spotlights, archway to:

Inner Hallway

Wood effect flooring, stairs rising to first floor, understairs storage cupboard, further built in storage cupboard housing space for tumble dryer, doors to:

WC

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

Kitchen

Range of wall, base & drawer units with work surfaces over, inset 1.5 bowl sink unit with mixer tap, inset hob with cooker hood over, integrated oven, integrated dishwasher, space for fridge/freezer, part tiled walls, tile effect flooring, window to rear, door to rear garden, upright radiator.

First Floor Landing

Hatch to loft space, 2 x built in storage cupboards, doors to all rooms.

Bathroom

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled 'L' shaped bath with mixer tap & wall mounted shower unit over with further hand held shower attachment, ladder style heated towel rail, fully tiled walls, laminate flooring, window to rear.

Bedroom

Window to rear, radiator.

Bedroom

Window to front, window to side, upright radiator.

Bedroom

Window to front, radiator.

Outside

Front Garden

Paved driveway providing off road parking, gate to side.

Rear Garden

Paved patio seating area with steps up to a section laid to artificial grass, enclosed by brick walling.

Total approx floor area

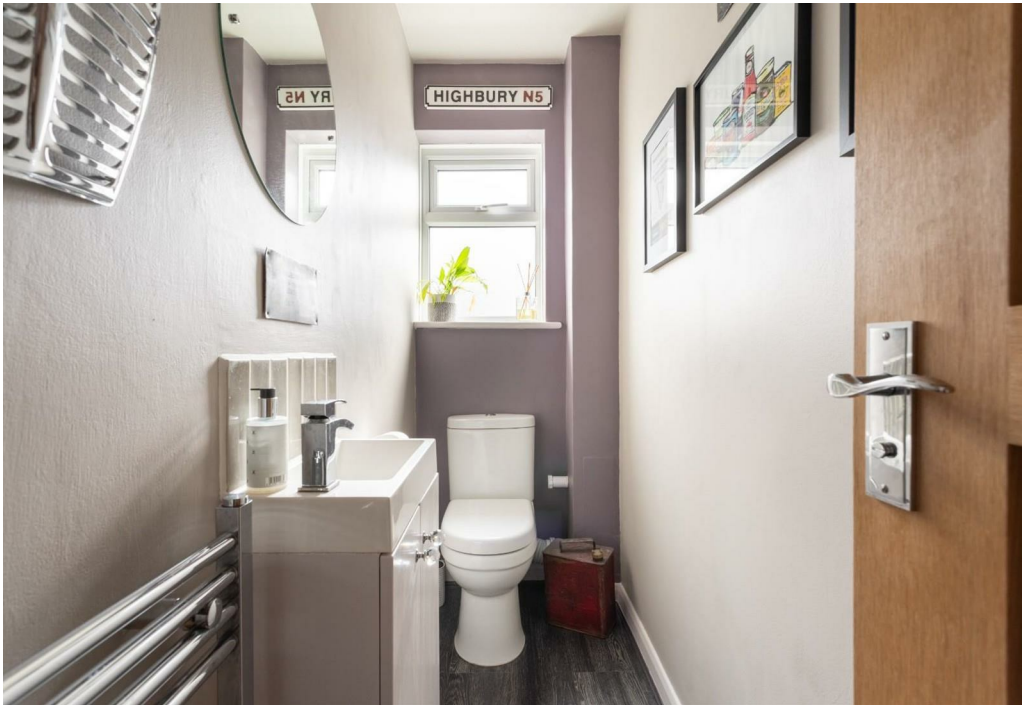
85.7 sq.m. (922 sq.ft.)

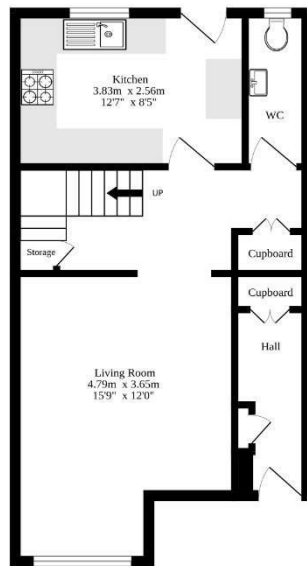
Council tax band C

V1

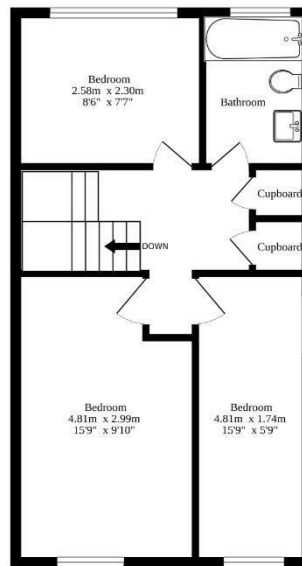
What the owner says:

"We've loved our home on Harrington Place and will be sad to leave the lovely neighbourhood. It's been great being on a quiet road but so close to all that Fiveways has to offer as well as the convenience of the shops down in the dip. On sunny days we've been able to walk down to town with the benefit of the nearby bus stops for rainier/lazier days. The house itself has been perfect for our family life with space for home working as well as having people to stay and the driveway has been a real perk. We hope the next owners enjoy living here as much as we have."





Ground Floor
41.3 sq.m. (444 sq.ft.) approx.



1st Floor
44.4 sq.m. (478 sq.ft.) approx.

Harrington Place

TOTAL FLOOR AREA : 85.7 sq.m. (922 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 illustration 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 operation or efficiency can be given.
Made with Metrepro C5025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 (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	

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.

COVERING THE CITY

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