



26 Medmerry Hill, Brighton, BN2 4TQ

Offers over £450,000 Freehold

This beautifully renovated four-bedroom semi-detached home in Brighton's SOUGHT-AFTER Medmerry Hill area offers contemporary living with NO ONWARD CHAIN and immediate vacant possession. The ground floor welcomes you with a bright and inviting living room at the front, while the rear showcases a spacious open-plan kitchen and dining area with BI-FOLD DOORS opening onto the well-maintained rear garden. Viewings are highly recommended. Energy Rating: C71

Designed for family life and entertaining, this space features bifold doors that open onto a generous rear garden, seamlessly blending indoor and outdoor living. A separate utility room and a convenient WC complete this level.

Upstairs, the first floor hosts three well-proportioned, naturally lit bedrooms and a stylish, generously sized family bathroom. The top floor is dedicated to the impressive principal bedroom, which benefits from its own private en-suite.

Finished in neutral tones and enhanced with modern fixtures, this home provides a fresh and contemporary feel.

Located in a popular area, it is close to well-regarded schools, local amenities, and scenic rural walks. Excellent transport links offer easy access to Brighton City Centre.

Total approx floor area

107.2 sq.m. (1152 sq.ft.)

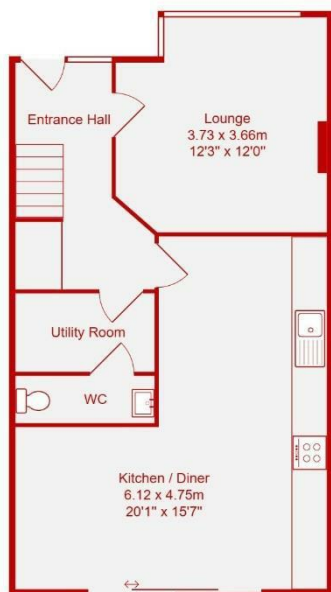
Council Tax Band C

Parking Zone D

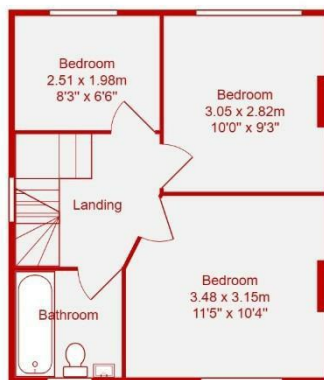
On event days

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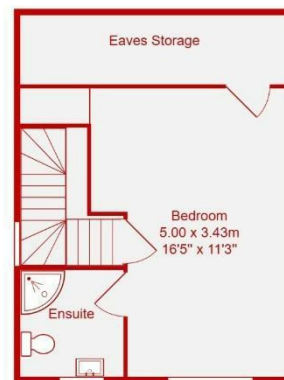




Ground Floor
Area: 51.0 m² ... 549 ft²



First Floor
Area: 33.0 m² ... 355 ft²



Second Floor
Area: 23.0 m² ... 248 ft²

Total Area: 107.0 m² ... 1152 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

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	71	
(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	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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