



5 Tudor Close Dean Court Road, Brighton, BN2 7DF

£2,995 PCM

Tudor Close is a Grade 2 listed crescent of 7 homes built around and overlooking a wonderful Westerly aspect courtyard garden dating from 1929. Features include leaded windows, solid doors and exposed oak frames with ornate carvings. The property has recently been renovated comprising four bedrooms, En-suite bathroom, family, four reception rooms, newly fitted kitchen and open fireplaces throughout. The Tudor Close development was originally The Tudor Close Hotel constructed in 1929. The Closes history also includes the creation of the well known mystery board game Cluedo. The Hotel was converted into houses in the 1950s. EPC Rating exempt. Council Tax Band G. Deposit £3450. The property is unfurnished and available now.



Main Entrance

Traditional wooden door with leaded effect window with Porch above. Inner porch with doors leading to:

Cloakroom

Front aspect leaded window. Low WC. Wash hand basin.

Living Room

21'2" x 12'10" (6.47m x 3.93m)
Open plan with feature large fireplace (not in use). Staircase leading to the first floor. Newly fitted electric radiator. Doors leading to further rooms. Open plan leading to:

Sitting Room

16'6" x 13'1" (5.05m x 4.00m)
Front aspect leaded effect window. Feature fireplace with log burner. Wooden flooring. Shelving.

Dining Room

11'8" x 12'10" (3.58m x 3.93m)
Rear aspect leaded effect windows, overlooking the communal garden with wooden shutters. Electric radiator. Rear door access to the:

Utility Room

Space/plumbing for a washing machine and tumble drier. Rear door access to the communal lobby.

Breakfast Room

13'1" x 8'7" (4.00m x 2.64m)
Feature fireplace with a log burner. Opening leading to:

Kitchen

13'1" x 12'9" (4.00m x 3.90m)
Recently refurbished kitchen with matching wall and base units incorporating the oak wood work surfaces. Built in electric 'AGA'. Rear aspect leaded effect window. Tiled flooring. Door leading to the dining room.

Bedroom One

16'9" x 14'0" (5.11m x 4.29m)
Front aspect leaded effect windows. Feature fireplace (not to be used). Two built in cupboards. Electric radiator.

Bedroom Two

16'9" x 13'2" (5.11m x 4.03m)
Front aspect leaded effect front window. Two built in cupboards. Electric radiator.

Bedroom Three

16'8" 8'5" (5.09m 2.57m)
Rear aspect leaded effect window. Electric radiator. Door leading to:

Bedroom Four

10'5" x 6'7" (3.19m x 2.03m)
Rear aspect leaded effect window. Electric radiator.

En-Suite Bathroom

Roll Top bath with shower attachment. Pedestal wash hand basin with mirror. Low level WC. Velux style window.

Shower Room

Rear leaded effect window. Walk in double shower cubicle. Low level WC. Wash hand basin. Rear aspect leaded effect and obscure glass window.

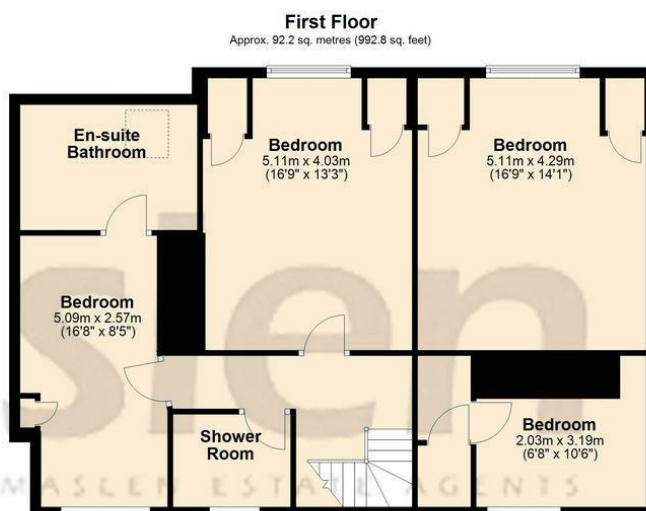
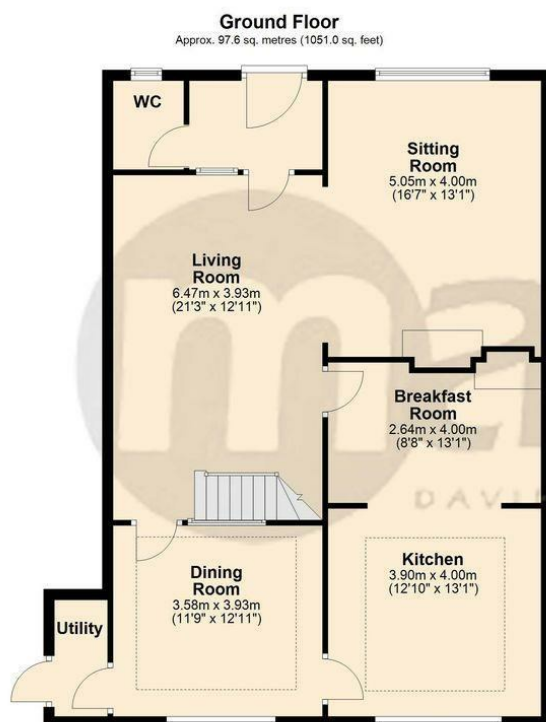
Outside

Front patio area with seating.

Communal Gardens

To the front of the property there is a large lawn area for decorative purposes only.





Total area: approx. 189.9 sq. metres (2043.8 sq. feet)

Energy Efficiency Rating

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

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