



10 Romsey Close, Brighton, BN1 7BQ

£400,000 Freehold

This SPACIOUS & well presented 3 bedroom terraced home is situated in the POPULAR residential area of Hollingdean, close to local shops, amenities and within the catchment area for some of Brighton's most SOUGHT-AFTER schools. The property offers a bright & MODERN kitchen & an OPEN PLAN lounge/dining room, ideal for both everyday family living & entertaining, along with a contemporary bathroom, a generous & WELL MAINTAINED lawned rear garden & the added benefit of OFF-STREET parking to the front. This appealing home represents a fantastic opportunity for both families and first-time buyers alike. Viewings are highly recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

Front door to:

Entrance Hall

Stairs rising to first floor, wall mounted heating thermostat, radiator, door to:

Lounge/Dining Room

Wood effect flooring, 2 x windows to rear, 2 x radiators, feature fireplace, door to:

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob with extractor over, integrated oven under, space & plumbing for washing machine, space for fridge/freezer, built in cupboard, part tiled walls, laminate flooring, window to front, door to:

Lobby

Laminate flooring, radiator, wall mounted 'Vaillant' boiler, door to rear garden.

First Floor Landing

Window to front, hatch to loft space, built in storage cupboard, doors to all rooms.

Bathroom

WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, part tiled walls, tiled floor, radiator, window to front with frosted glass.

Bedroom

Window to rear, radiator.

Bedroom

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

Bedroom

Window to front, radiator.

Outside

Front Garden

Pathway to front door, lawned section, driveway providing off road parking, side access.

Rear Garden

Laid to lawn with a patio seating area, variety of flowering shrubs & plants, metal shed, enclosed by timber fencing & mature hedging.

Total approx floor area

72.1 sq.m. (775.6 sq.ft.)

Council tax band C

V1

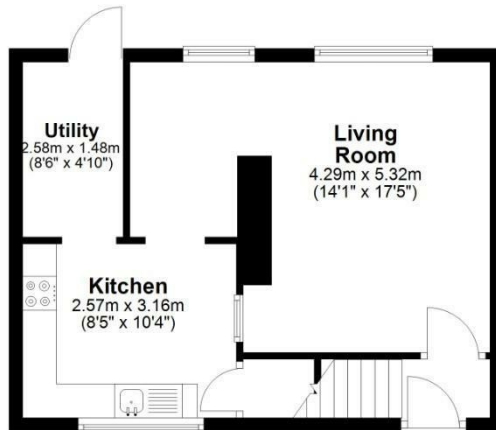
What the owner says:

"I moved into this house more than 20 years ago because it was near to good secondary schools. I have enjoyed living in this house. In particular, I like being within walking distance of Fiveways which has lovely shops and cafes. I can also walk into the town centre although there is also a regular bus service. It is also great to have parking (for two cars), seaviews and a good sized garden."





Ground Floor



First Floor



Total area: approx. 72.1 sq. metres (775.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative 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 operability or efficiency can be given.
Plan produced using PlanUp.

Romsey Close

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

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.

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.