

## Staplefield Drive, Brighton, BN2 4RH

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

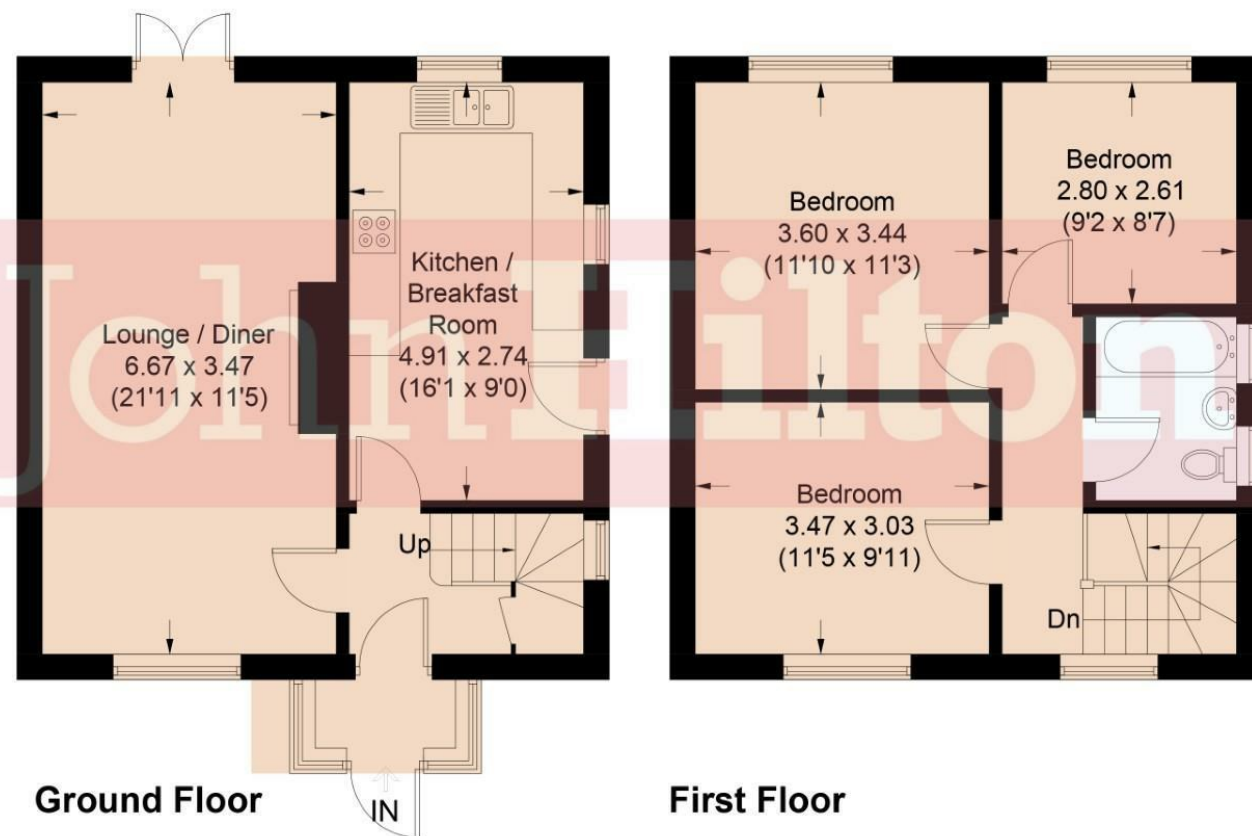


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 940.00 sq ft

71 Staplefield Drive, Brighton, BN2 4RH

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**£375,000 Freehold**





## 71 Staplefield Drive Brighton, BN2 4RH

A three bedroom semi-detached house enjoying an elevated position backing on to fields at the rear and with panoramic views of the surrounding area at the front. The well laid out accommodation comprises a double aspect lounge/diner with French doors leading to the garden and a generously sized kitchen/breakfast room on the ground floor. Upstairs there are three well-proportioned bedrooms plus bathroom. The property is located in a 'no through road' on the outskirts of Brighton and is close to frequent buses with direct routes into central Brighton. Close proximity to local shops and schools and access to fields behind which lead onto the South Downs.



### Approach

Steps ascend to front garden, mostly laid to lawn with various shrubs, pathway to side of property and pathway to front entrance.

### Porch

Wood laminate flooring.

### Entrance Hall

Wood laminate flooring, understairs storage cupboard, side window.

### Lounge/Diner

6.67m x 3.47m (21'10" x 11'4")

Wood laminate flooring, double glazed window to front, French doors to rear garden.

### Kitchen/Breakfast Room

4.91m x 2.74m (16'1" x 8'11")

Range of units at eye and base level, worktops with tiled splashbacks, fitted electric oven, gas hob with extractor hood over, enamel sink with mixer tap and drainer, spaces for appliances including dishwasher and tumble dryer, 'Worcester' combi boiler, wood laminate flooring, windows to side and rear, side door to garden.

### First Floor Landing

Fitted carpet, window to front.

### Bedroom

3.47m x 3.03m (11'4" x 9'11")

Fitted carpet, window to front with views towards Wild Park and South Downs beyond.

### Bedroom

2.80m x 2.61m (9'2" x 8'6")

Window to rear overlooking rear garden.

### Bedroom

3.60m x 3.44m (11'9" x 11'3")

Fitted carpet, window to rear overlooking rear garden, entrance to loft.

### Bathroom

Panel-enclosed bath with shower mixer tap and tiled surround, wash hand basin, low-level WC, part wood panelled walls, side window.

### Rear Garden

Patio area, steps ascend to raised garden, mostly lawned and backing onto fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		52
(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		

Council Tax Band: **B**

- Three-Bedroom Semi
- Brighton Outskirts
- Backing onto Green Spaces
- Elevated Views at the Front
- Generously Proportioned Accommodation
- Fully Double Glazed & Gas Central Heated
- Close Proximity to Local Shops and Schools
- Easy Reach of Universities
- Ideal First Time Buy
- NO ONWARD CHAIN