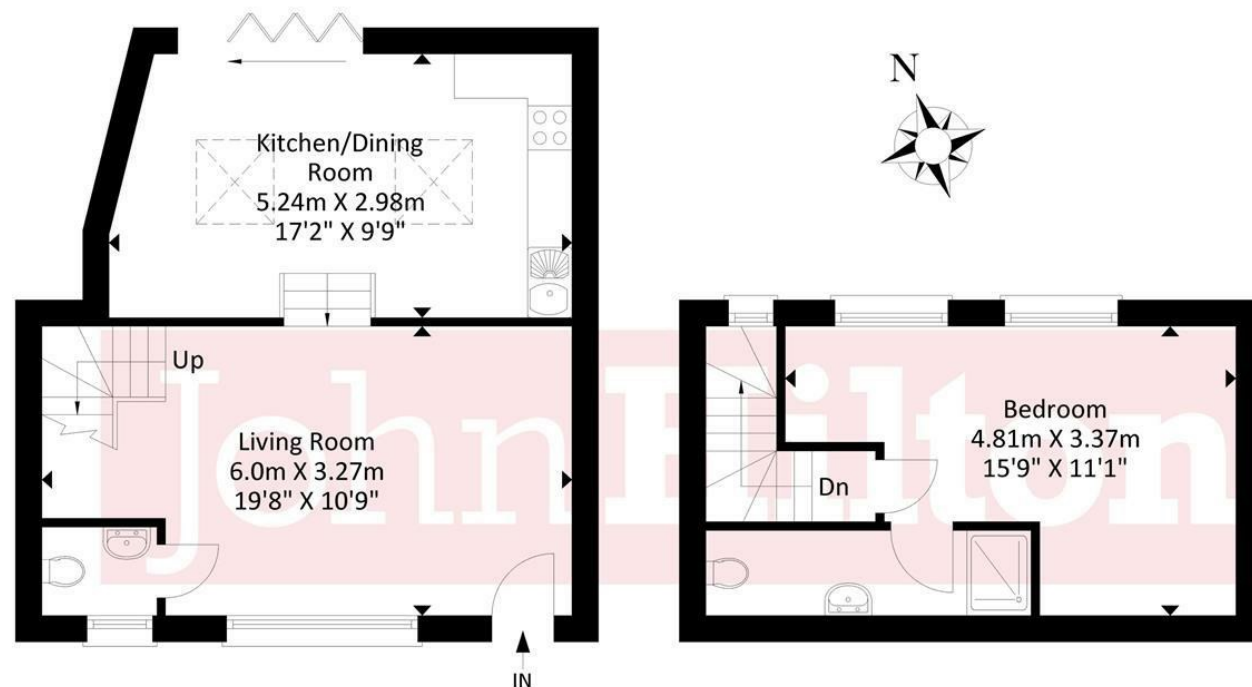


## Sutton Close, Woodingdean



Total Area Approx 589.86 sq ft

17a Sutton Close, Brighton, BN2 6NN

To view, contact John Hilton:  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**Offers In Excess Of £250,000 Freehold**





# 17a Sutton Close, Brighton, BN2 6NN

A DELIGHTFUL and UNIQUE one bedroom FREEHOLD HOUSE with stylishly modern interior, would make an ideal first time purchase. Contemporary and modern open plan living space with lots of natural light pouring in via the additional skylights, bi-folding doors and large window at the front. Newly fitted kitchen with built in appliances, newly installed en-suite shower and additional WC to the ground floor. Attractive and secluded decked terrace at the front with raised lawned garden at the rear. Nice position tucked away at the end of a cul-de-sac close to the South Downs. Easy access to the A27 and frequent buses close by to the City Centre. No onward chain.

### Front Garden

Decked terrace area, secluded with walled boundaries.

### Living Area

5.20m x 3.30m (17'0" x 10'9")  
Archway and stairs lead down to:

### Open Plan Kitchen/Dining Area

5.24m x 2.90m (17'2" x 9'6")  
Contemporary fitted kitchen with units at eye and base level. Solid wood work tops, fitted electric oven, gas hob, extractor over. Integrated washing machine, dishwasher, larder style cupboard housing combi boiler, 2 large skylights, bi-fold doors to rear garden.

### Ground Floor WC

Low level WC, vanity sink.

### Mini Landing

### Bedroom

4.80m x 3.71m (15'8" x 12'2")  
at widest points. Windows to rear overlooking garden.

### En-Suite

Shower enclosure with tiled splashbacks, thermostatic shower. Wash hand basin with mixer tap, low level WC, heated towel rail, slate effect tiled flooring.

### Rear Garden

Decking area, raised lawn with railway sleeper retainer wall, fenced boundary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

- Delightful One Bedroom House
- Newly Renovated
- Stylish Modern Interior
- Contemporary Open Plan Living
- Bi-Fold Doors, Skylights
- Lots of Natural Light
- New Kitchen And Shower Room
- Ground Floor WC
- Tucked Away Cul-De-Sac Location
- No Onward Chain