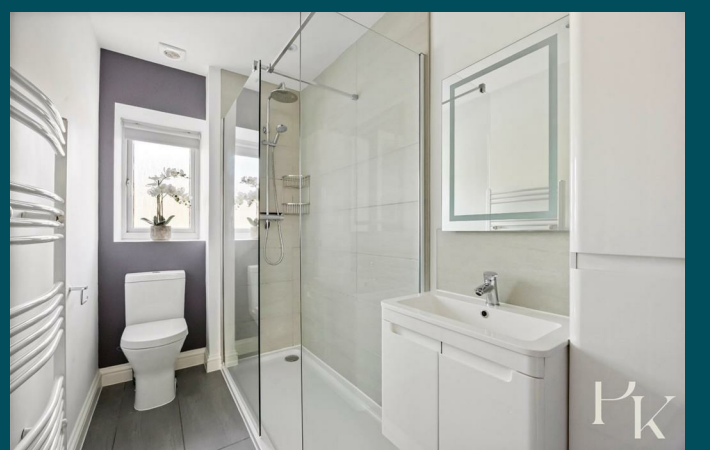




2 Maytree Close

Hove, BN3 7DG

Offers in excess of £425,000

Situated in a highly-convenient location, this well-presented three-bedroom home offers stylish, contemporary living, moments from excellent amenities and transport links.

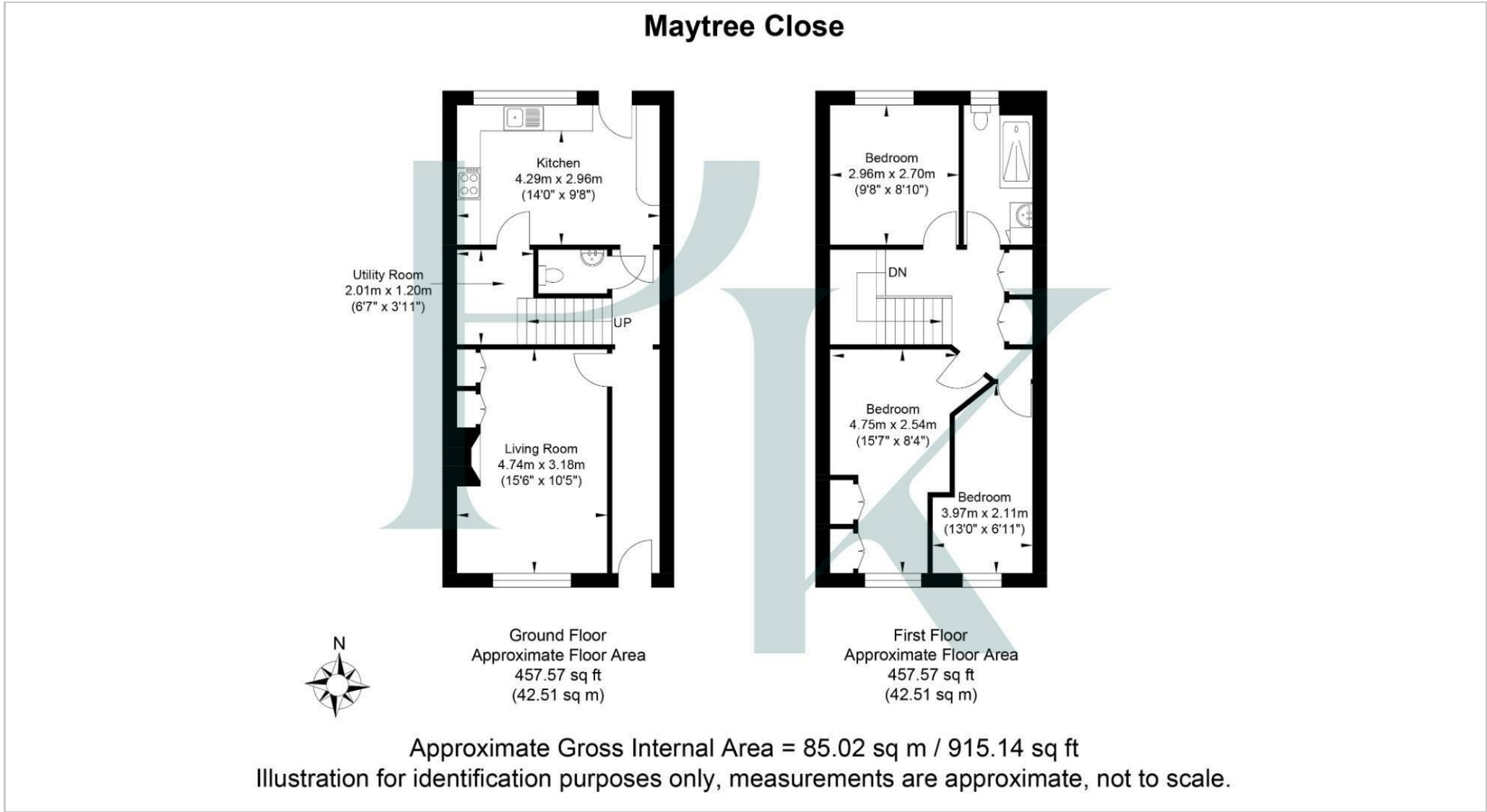
Stepping inside, you are greeted by a bright and inviting living room, enhanced by neutral decor, built-in shelving, and a large front-facing window that fills the space with natural light. To the rear, a modern fitted kitchen boasts sleek white cabinetry, integrated appliances, and contrasting dark wood flooring, while doors open directly to a low-maintenance rear garden, perfect for relaxing or entertaining outdoors.

Upstairs, the property provides three bedrooms, including a generous principal bedroom with built-in wardrobes. The contemporary shower room features a walk-in glass enclosure, modern fittings, and a fresh, minimalist finish.

Outside, the home benefits from landscaped garden spaces at both the front and rear, the front enjoying a southerly aspect, ideal for enjoying sunshine throughout the day.

Maytree Close is superbly positioned near Portslade railway station, offering direct routes to Brighton, London, and beyond. Boundary Road and Station Road are just a short stroll away, providing a fantastic range of coffee shops, restaurants, and supermarkets. Several highly regarded local schools are also within easy reach, making this an ideal choice for families and professionals alike.

The property further benefits from a private parking space and gated entrance, ensuring both comfort and convenience.



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	80 84

Environmental Impact (CO ₂) 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	

Pearson
Keehan