



# 18 Truleigh Close

Brighton, BN2 6TS

**Guide price £350,000**

Spacious Three-Bedroom End-of-Terrace Home in Truleigh Close, Brighton – No Onward Chain

Situated in a quiet residential cul-de-sac, this well-maintained three-bedroom end-of-terrace house on Truleigh Close, Brighton, is offered to the market with no onward chain. Spanning approximately 82 square metres (890 square feet), the property provides bright and versatile living spaces, including a generous 20-foot lounge/diner perfect for relaxing or entertaining, along with a useful utility room for added convenience.

The property benefits from ample on-street parking and is ideally positioned just a short walk from local bus stops, offering excellent public transport links into Brighton city centre and the surrounding areas.

To the rear, a spacious west-facing garden offers plenty of outdoor space ideal for family activities, gardening, or simply enjoying the afternoon sun. With the potential to extend (subject to the necessary planning permissions), the home presents an exciting opportunity for those looking to create a personalised living space tailored to their needs.

Located close to local shops, schools, parks, and other essential amenities, this property is perfectly suited for families, first-time buyers, or those seeking a peaceful home with room to grow in a well-connected area of Brighton.

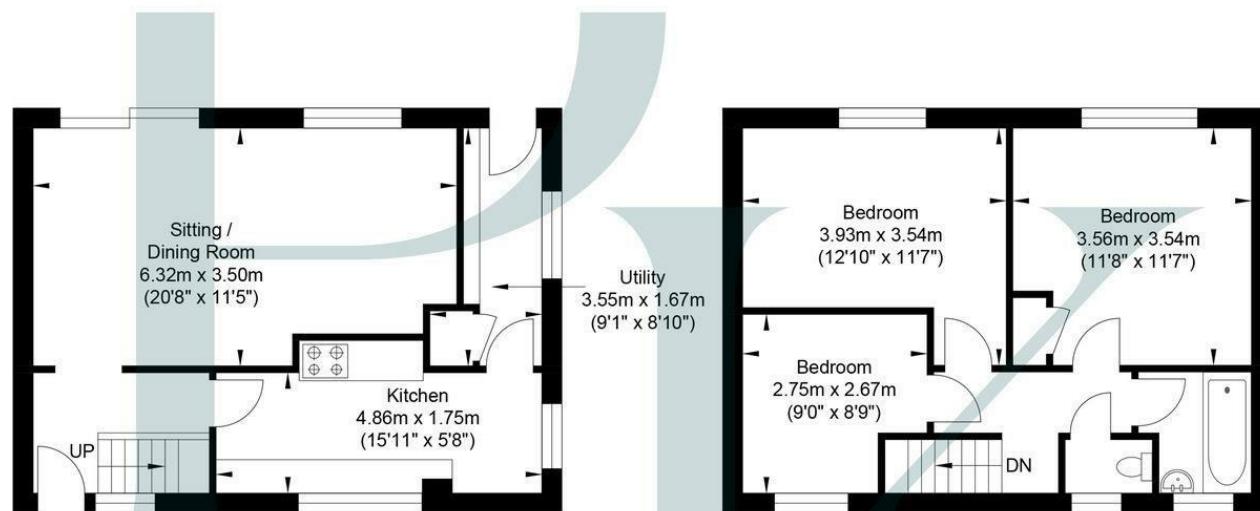


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## Truleigh Close



Ground Floor  
Approximate Floor Area  
445.30 sq ft  
(41.37 sq m)



First Floor  
Approximate Floor Area  
445.30 sq ft  
(41.37 sq m)

Approximate Gross Internal Area = 82.74 sq m / 890.6 sq ft

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

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
Keehan