



## 23 Chalkland Rise, Brighton, BN2 6RJ

£2,350 Per month

Maslen Letting Agents is delighted to offer a spacious family home in Woodingdean. The property comprises four bedrooms, x2 en-suite shower rooms, family bathroom, spacious living room, fitted kitchen/dining room, and utility room. Outside is a driveway with parking for several vehicles with an electric charging point, garage and a large rear garden. EPC rating C. Deposit £2700. Council Tax Band E. The property is unfurnished and available Mid-March.

## **Porch**

Constructed of brick & uPVC double glazed windows & door with patterned glass, poly-carbonate roof, tiled floor, radiator, views to Downs & Sea, uPVC double glazed front door with patterned glass.

## **Hallway**

Doors to all rooms, radiator, hatch to loft space with a pull down ladder & light, built in linen cupboard with slatted shelving, built in cupboard with shelving, tiled floor.

## **Bedroom**

uPVC double glazed window to Porch with views to the Downs & Sea in the distance, door to wet room.

## **En-Suite 1**

Corner shower cubicle. Low level WC. Wash hand basin with storage under. Mirror with lighting and ladder style radiator.

## **Bedroom**

Views to Downs & the Sea, uPVC double glazed bay window, radiator.

## **Bedroom**

uPVC double glazed window to side, radiator, laminate flooring.

## **Bathroom**

Range of Bathroom fittings comprising bath with mixer taps & telephone shower attachment, low level close coupled WC, pedestal wash hand basin, two uPVC double glazed windows with patterned glass, radiator, recessed spotlights, fully tiled walls, vinyl floor.

## **Kitchen/Breakfast Room**

Range of Kitchen fittings comprising wall & base units, inset sink with mixer tap, integrated American Style fridge/freezer, integrated dishwasher, two built in ovens, five ring gas hob with extractor fan above, radiators, glass fronted display cabinets, skylight, built in storage cupboard, recessed spotlights, uPVC double glazed window to side, uPVC double glazed doors to Utility Room. Door to Living Room.

## **Utility Room**

Constructed of brick & uPVC windows & double doors to rear garden, poly-carbonate roof, power & light, tiled floor, space for tumble dryer, space for washing machine.

## **Living Room**

Wood floor, uPVC doors & windows leading to Rear Garden, two radiators, wall mounted gas fire, door to Bedroom.

## **Bedroom**

uPVC double glazed window & double doors to rear, radiator, door to en-suite.

## **En-Suite 2**

Double glazed side aspect window. Corner shower cubicle. Wash hand basin with storage under. Mirror fronted wall cabinet. Low level WC. Ladder style towel radiator.

## **Outside**

### **Front Garden**

Brick boundary & fence boundary, mainly laid to brick paving providing off road parking for several vehicles, attractive brick border with mature hedging & trees & plants, gate leading to Rear Garden, outside lights.

### **Rear Garden**

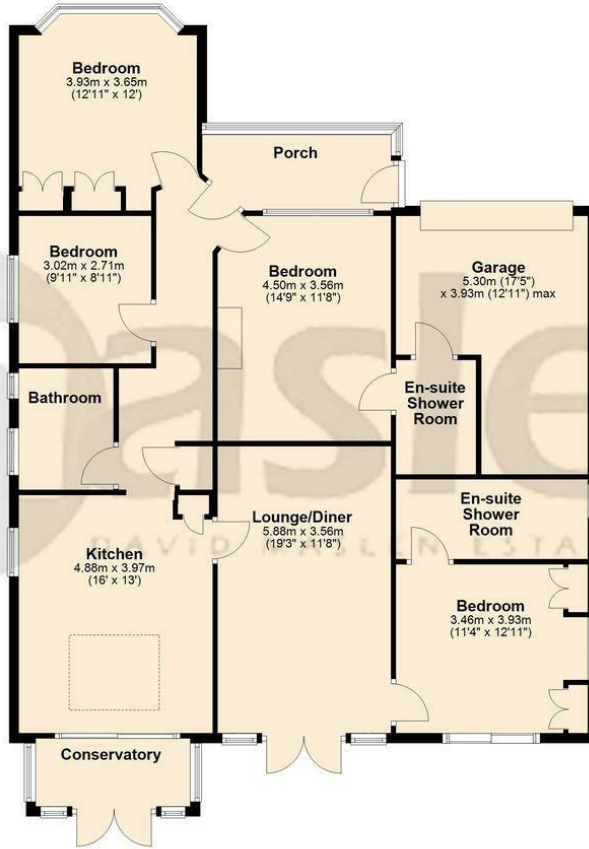
Gate to side, outside tap, path to rear garden, enclosed by brick walling & wooden fencing, sun terrace accessed from Utility Room, Living Room & Bedroom, outside lighting, raised flower border stocked with mature shrubs & tree, attractive brick steps & wooden arch trellis, leading up to lawned area with a central flower bed stocked with mature shrubs & trees, flower bed border stocked with mature plants, decked seating area, summer house, views to the Downs & the Sea, Garden shed, mature trees, green house, further garden shed & decked area, pebble pathway.

### **Garage**

Electric up & over door, power & light, roof window, wall mounted 'Worcester' boiler, wall mounted meters & fuses.



**Floor Plan**  
Approx. 148.3 sq. metres (1596.6 sq. feet)



Total area: approx. 148.3 sq. metres (1596.6 sq. feet)

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	

**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.