13 Mountfields, Brighton, BN1 7BT

£375,000 Freehold

A well-presented 3 bedroom family home situated in the popular residential area of Hollingdean. The property is ideally located close to a range of local shops, regular bus routes providing convenient access to Brighton City Centre, and a variety of well-regarded Primary and Secondary schools. The accommodation offers comfortable and practical family living, featuring a spacious living/dining room and a separate fitted kitchen. Outside the property benefits from a generously sized rear garden, providing an excellent space for outdoor dining, entertaining, and relaxation & an off-street parking space at the front of the property. Ideally suited to families, this attractive home combines well-proportioned living accommodation with a convenient location and excellent local amenities. Offered to the market chain free, viewing is highly recommended.
Energy Rating: C72

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Entrance Hall
Double glazed front aspect door. Stairway leading to the first floor. Door leading to:

Living Room
Feature fireplace (gas capped off). Double glazed doors leading to the rear garden. Archway through to:

Dining Room
Double glazed rear aspect window and access to the Sun Room. Double radiator. Door leading to:

Kitchen
Double glazed front aspect window. Matching wall and base units incorporating the built in double oven, four ring gas hob and extractor fan. Space for further appliances. Stainless steel sink with drain and mixer tap. Corner storage cupboard housing the gas central heating boiler.

Sun Room
Double glazed door leading to the rear garden with surrounding double glazed windows.

First Floor Landing
Hatch access to loft. Double glazed front aspect window. Doors leading to:

Bedroom
Double glazed rear aspect window. Built in wardrobes, chest of drawers and bedside drawer units. Radiator

Bedroom
Double glazed rear aspect window. Storage and desk area. Radiator.

Bedroom
Double glazed front aspect window. Radiator

Outside

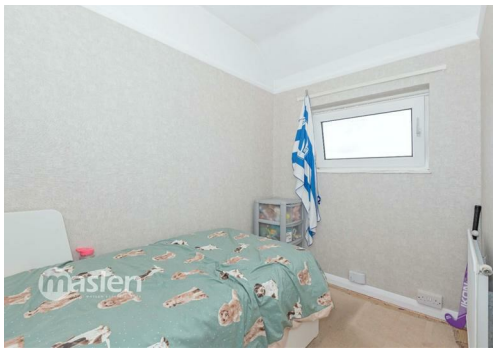
Front Garden & Driveway
Off road parking with gravelled area and path leading to the main entrance.

Rear Garden
Large patio area with large hedge to one side and fencing the other. Greenhouse and shed.

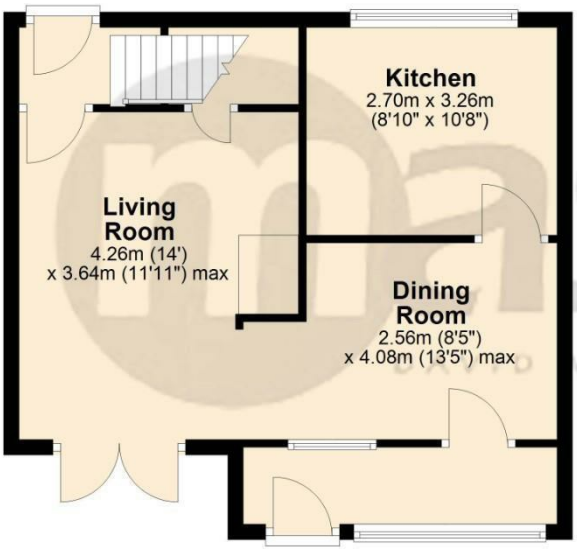
Total approx floor area
79.5 sq.m. (855.9 sq.ft.)

Council tax band C

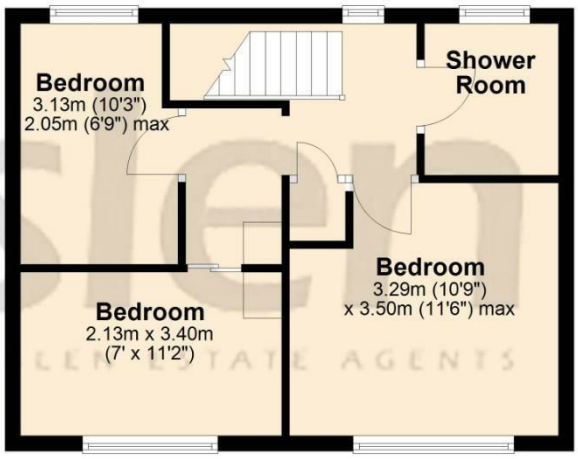
V1



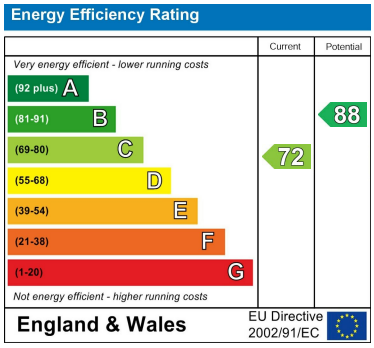
Ground Floor
Approx. 42.0 sq. metres (452.1 sq. feet)

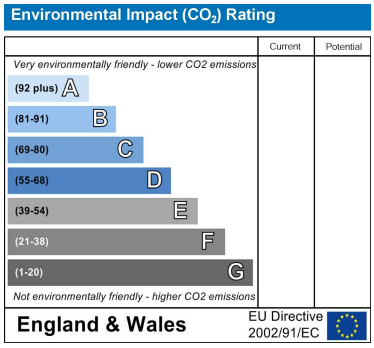


First Floor
Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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