



## 202 Saunders Hill, Brighton, BN1 9ES

£325,000 Freehold

A well presented 2 bedroom mid terrace home situated in the popular Coldean area of Brighton, offering comfortable and practical living ideal for families, first-time buyers, or investors alike. The property boasts a MODERN contemporary fitted kitchen and stylish bathroom. Additional benefits include a south-facing rear garden, offered to the market CHAIN FREE and available exclusively through Maslen Estate Agents. Viewings are highly recommended. Energy Rating: D68

uPVC double glazed front door to:

**Entrance Hall**

uPVC double glazed window to front, radiator, built in cupboard housing meters & fusebox, wall mounted heating thermostat, wood effect flooring, stairs rising to first floor, doors to lounge & kitchen/breakfast room.

**Kitchen/Breakfast Room**

Range of wall, base & drawer units with work surfaces over, inset sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for fridge freezer, part tiled walls, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed French doors to rear leading to rear garden.

**Lounge**

uPVC double glazed window to rear overlooking rear garden, radiator, recessed spotlights.

**First Floor Landing**

uPVC double glazed window to front, doors to all rooms.

**Bathroom**

Panelled bath with mixer tap, wall mounted shower unit over, shower panels, pedestal wash hand basin with hot and cold taps, wood effect flooring, uPVC double glazed window to front with frosted glass, ladder style heated towel rail.

**Separate W.C.**

Low level close coupled push button W.C., wash hand basin with mixer tap, radiator, tiled flooring.

**Bedroom**

uPVC double glazed window to rear overlooking rear garden, radiator, wood effect flooring.

**Bedroom**

2 x built in storage cupboards, 1 housing combi boiler, feature fireplace, radiator, uPVC double glazed window to rear.

**Outside**

**Rear Garden**

Raised decking area with steps down to patio section, lawned section, enclosed by mature hedging.

**Total approx floor area**

70 sq.m (753 sq.ft)

**Parking Zone B**

On event days

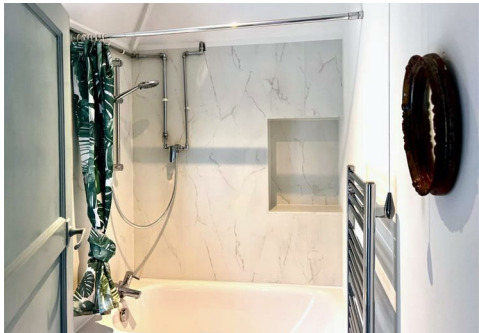
**Council Tax Band C**

**V2**

*What the owner says:*

*"We loved being part of the Coldean Village community. It feels like a slice of the countryside with all the convenience of easy city access when needed. Quiet, incredible views and feeling of space, doorstep access to Stanmer Park and not overlooked. For the price of a flat in Brighton it was a no brainer for us!"*



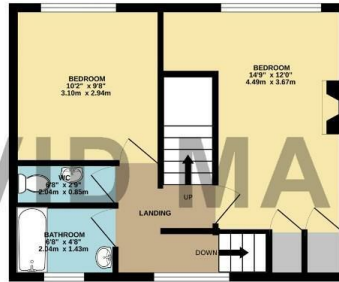




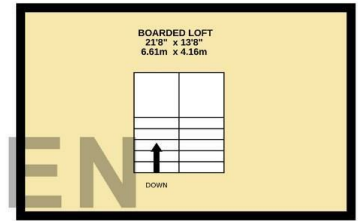
GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx. Left space not inc

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(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	

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