



## 10 Reeves Hill, Brighton, BN1 9AS

£425,000 Freehold

A BEAUTIFULLY PRESENTED, 3-bed semi-detached house which has been renovated throughout. The ground floor has a MODERN KITCHEN leading to the dining room, SPACIOUS LOUNGE and a HOME OFFICE/UTILITY ROOM and downstairs WC, on the first floor there are 3 good sized bedrooms and a STYLISH BATHROOM. The garden offers nice views a feeling of space, there is a WORKSHOP at the rear with POWER AND LIGHT. The PRIVATE DRIVEWAY leads to a covered carport providing off-road parking. Exclusive to Maslen Estate Agents. Energy Rating: C72

Front door to:

### Hallway

Radiator, tiled flooring, coved ceiling, wall mounted heating thermostat, stairs rising to first floor, doors to:

### Lounge

Double glazed window overlooking the front, radiator, decorative fireplace surround with mantle and hearth, coved ceilings.

### Kitchen

Modern white kitchen with range of wall, base, and drawer units, with worksurfaces over, one and a half bowl sink and drainer unit with mixer tap, inset 4-ring gas hob with fitted oven below and cooker hood over, space and plumbing for washing machine, and 'slimline' dishwasher, space for tall fridge/freezer, part-tiled walls and tiled flooring, double glazed window overlooking the rear garden, under stairs storage area.

### Dining Room

Double glazed window overlooking the rear garden, radiator, tiled flooring, coved ceiling, storage cupboard.

### Outer Lobby

Double glazed window to side

### Cloakroom

Wall mounted 'Worcester' boiler, WC.

### Office/Utility Room

Double glazed window to front, space for tumble dryer.

### First Floor Landing

Double glazed window to the side, airing cupboard with slatted shelving & thermostatically controlled heater, loft hatch.

### Bathroom

Modern white suite comprising enclosed panelled bath with mixer tap and wall mounted rainfall shower head & further hand held attachment over, vanity unit with storage, incorporating a wash basin with mixer tap, WC with concealed cistern, tiled walls and floors, chrome 'ladder style' heated towel rail, recessed spotlights, double glazed patterned window.

### Bedroom

Double glazed window overlooking the rear, radiator, fitted wardrobe cover with hanging rail and sliding mirrored doors, further wardrobe cupboard with hanging rail and storage over.

### Bedroom

Double glazed window overlooking the front, radiator, fitted storage cupboard with shelving.

### Bedroom

Double glazed window overlooking the front, radiator, fitted storage cupboard with hanging rail and shelf.

### Outside

#### Front Garden

Private driveway to side, leading to covered carport, outside lighting.

Garden enclosed by walls and fencing, laid to lawn with pathway to front door.

#### Rear Garden

Laid to lawn with pathway to workshop, enclosed by shrubs, timber garden shed.

### Workshop

Double glazed door into brick built workshop, power and light, fitted workbench and shelving, doorway to another workshop area (previously a garage) with power and lighting, wall mounted units.

### Total approx floor area

84.3 sq.m. (907 sq.ft.)

### Parking zone B

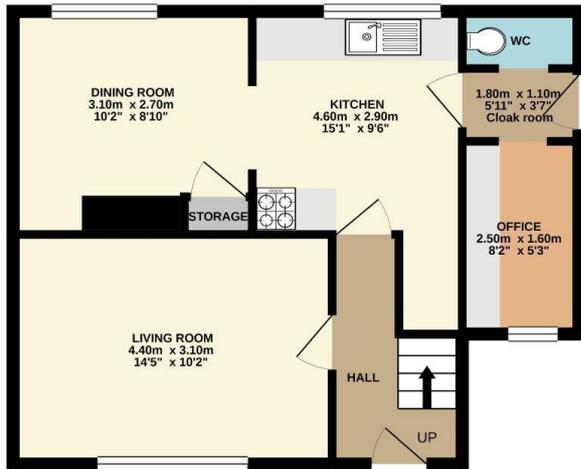
On event days

### Council tax band C

V1



GROUND FLOOR  
45.7 sq.m. (492 sq.ft.) approx.

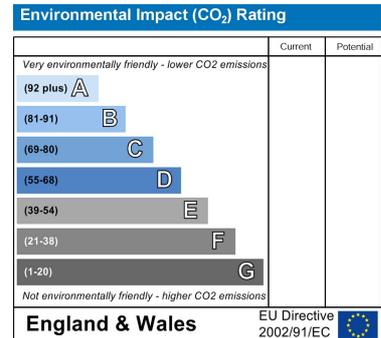
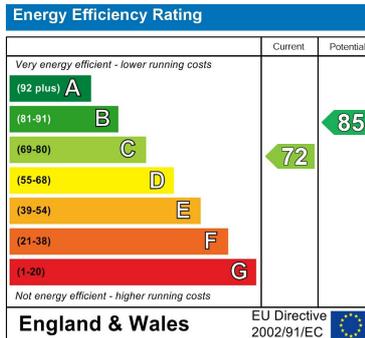


1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 84.3 sq.m. (907 sq.ft.) approx.

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**

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**IMPORTANT**

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
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COVERING THE CITY

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