



## 21 Exeter Street, Brighton, BN1 5PG

£650,000 Freehold

A spacious 3 BEDROOM, 2 RECEPTION ROOM older style FAMILY HOME with SOUTH FACING rear patio/garden. Located in this extremely SOUGHT AFTER LOCATION, the house benefits from many FEATURES with good size accommodation. VENDOR SUITED. Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents.

Glazed panelled door into:

**Entrance Hall**

Stairs rising to first floor, coved & moulded ceilings, radiator, doors to all rooms.

**Lounge**

Sash bay window to front, coved ceiling, radiator, attractive feature fireplace & mantle.

**Dining Room**

Radiator, double glazed window to rear, attractive feature fireplace, coved ceiling.

**Kitchen**

Range of wall, base & drawer units with square edged work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, inset hob with extractor over, space for appliances, 2 x windows to side, doors to rear garden.

**First Floor Landing**

Doors to all rooms.

**Bathroom**

Panelled bath with wall mounted shower cubicle over, wash hand basin, low level WC, heated towel rail, part tiled walls, window to side.

**Bedroom**

Sash window to rear, radiator, built in cupboard.

**Bedroom**

Double glazed window to rear, radiator, built in wardrobe.

**Bedroom**

Sash bay window to front, further sash window, radiator, pair of built in wardrobes, attractive feature fireplace & mantle, wash hand basin, coved ceiling, access to the loft.

**Outside**

**Rear Garden**

Laid to patio with flower & shrub borders, enclosed by brick walling.

**Total approx floor area**

94.7 sq.m. (1019.0 sq.ft.)

**Parking zone Q**

**Council tax band C**

**V1**

*What the owner says:*

*"We will be so sorry to leave this house which has brought us so much joy after living here since 1992 . There's something very special about it as people don't like to leave, and it's only had three owners since it was built in 1891!*

*It's a comfortable house and rooms are a good size. If the new owners wanted to renovate and make a through lounge , the work has already been done and surveyors plans and building regs documents can be supplied. There is also potential to renovate the loft for attic conversion.*

*We were drawn to the house straight away for its light, original character and features and by the neighbourhood which had a strong community feel , with local shops, pub and takeaway nearby. There's also have a fabulous community hall on the street offering clubs, talks, children's activities and a great local school and park nearby making it an incredibly popular area. . It also has a good public transport system , and an easy walk to town and seafront.*

*I'm sending best wishes to the new owners and I hope you love it as much as we have and enjoy the sunny garden and friendly support of the street and all it has to has to to offer."*









Total area: approx. 94.7 sq. metres (1019.0 sq. feet)

Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

**Exeter Street**

## IMPORTANT

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

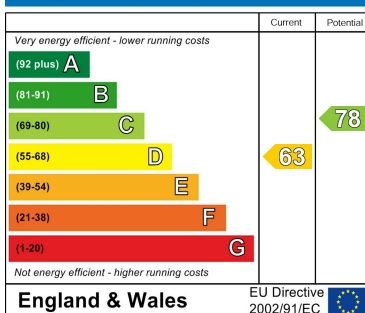
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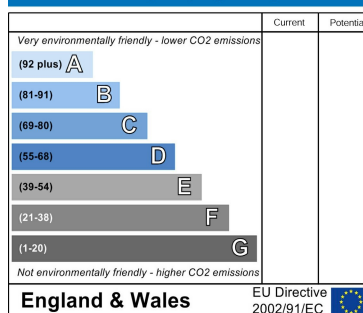
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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



### Environmental Impact (CO<sub>2</sub>) Rating



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### 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



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