



69 Burstead Close
Brighton, East Sussex BN1 7HT
Asking Price £450,000



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A beautifully presented 3 bedroom mid terrace house with an attractive level 50' rear garden with useful rear access and a modern home office/garden room. The property is situated in this popular cul-de-sac location in the sought after Hollingdean area, close to local shops in Hollingbury Place and within a short stroll of the Fiveways community with its shops, cafes and bars. The generous accommodation is arranged on 2 floors with 968sqft (90sqm) of living space comprising on the ground floor: entrance hall, g/f cloakroom/wc, spacious south facing living room with glazed doors leading onto the rear garden, and a modern kitchen/dining room with white high gloss units with integrated appliances. On the first floor there are 3 bedrooms and a fully tiled bathroom with white suite. The property also benefits from double glazed windows, gas central heating and the property is located in a road with unrestricted on street parking and has an allocated car space. ** VIEWING HIGHLY RECOMMENDED **

Location

Situated in the popular Hollingdean area close to local shopping facilities in Hollingbury Place, and with additional shopping facilities nearby at Fiveways with its range of local independent shops, cafes and bars. Numerous local schools catering for all ages are within easy reach, Hollingbury Park and Golf Course, Blakers Park and Preston Park are close to hand providing their recreational facilities. Local bus services are available in Brentwood Road and Ditchling Road providing easy access to Brighton city centre, the seafront and local universities (Sussex and Brighton University).

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Approached via a double glazed front door. Radiator. Tiled floor. Understairs cupboard. Staircase leading to the first floor.

Cloakroom/WC

Low level wc. Wash hand basin with mixer tap. Tiled floor. Skylight window.

Spacious Living Room 18'4" x 12'4" (5.60 x 3.77)

A spacious living room enjoying a bright southerly aspect leading directly onto and overlooking the level rear garden. x2 Radiators. Large double glazed window to rear. Double glazed doors leading directly onto the rear garden.

Kitchen/Dining Room 12'0" x 11'10" (3.66 x 3.62)

A fabulous modern kitchen/dining room

fitted with a range of white high gloss units with contrasting oak worktops with single drainer sink unit with mixer taps with cupboards below. Integrated dishwasher. Concealed space and plumbing for washing machine. Further working surfaces with fitted x4 ring gas hob with electric oven below and with a range of pan drawers and with pull out spice drawer. Integrated fridge and freezer. Fitted shelving and stainless steel extractor hood. Tiled floor. Modern vertical radiator. Space for large dining table and chairs. Double glazed window to front.

First Floor

Landing

Radiator. Built in storage/linen cupboard. Hatch to loft space. Double glazed window to front.

Bedroom 1 15'0" x 9'5" (4.59 x 2.88)

Built in wardrobe cupboard. Radiator. Double glazed window to rear overlooking the rear garden.

Bedroom 2 15'0" x 8'9" (4.59 x 2.69)

Built in wardrobe cupboard. Radiator. Double glazed window to rear overlooking the rear garden.

Bedroom 3 12'2" x 6'4" (3.73 x 1.94)

Radiator. Double glazed window to the front.

Fully Tiled Bathroom

Fully tiled bathroom with white suite comprising panelled bath with mixer tap and fitted shower attachment. Low level wc. Rectangular wash hand basin with mixer tap and cupboard under. Double glazed window to front.

Outside

50' Level Rear Garden

A delightful 50' level rear garden enjoying a bright, sunny southerly aspect arranged with a good size paved patio area with outside light and water tap leading to an area of lawn with flower and shrub borders. Large modern home office/garden room and useful rear gated access leading to Burstead Woods.

Home Office/Garden Room 13'0" x 11'0" (3.97 x 3.36)

A modern home office/garden room with bi-folding doors overlooking the rear garden, Recessed downlights and electric radiator.

Car Parking

There are numerous car parking spaces to the front of the property.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal contact us on Tel: 0 1 2 7 3 5 5 5 3 3 3 o r e m a i l : sales@davidandco.biz

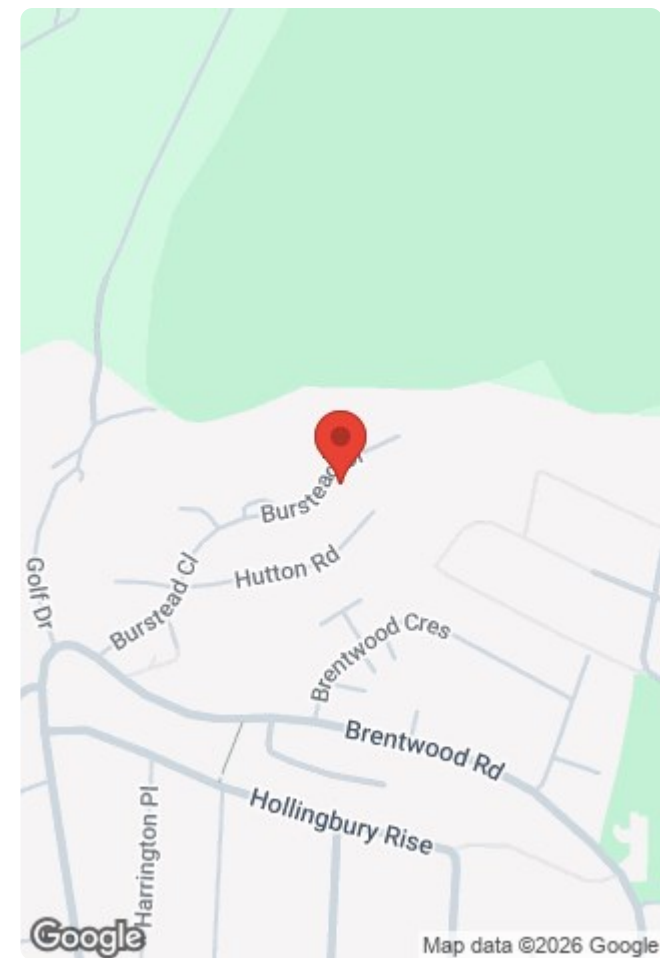
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





Total Area: 88.8 m² ... 955 ft² (excluding garden room/home office)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

