



## 18 Robertson Road, Brighton, BN1 5NL

£650,000 Freehold

Nestled in the highly SOUGHT-AFTER area of Robertson Road, this impressive house offers a perfect blend of space and comfort, ideal for family living. With five GENEROUSLY SIZED bedrooms, this property provides ample room for both relaxation and privacy. The reception rooms are perfect for entertaining guests or enjoying quiet evenings with family, allowing for versatile use of space. The house boasts three well-appointed bathrooms, ensuring convenience for all residents and guests. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents.

Front door to:

### Hallway

Radiator, stairs rising to first floor, stairs descending to lower ground floor, wall mounted thermostat, doors to both rooms.

### Bedroom

2 x sash windows to front, radiator.

### Bedroom

Sash window to rear, radiator, cupboard housing wall mounted 'ideal' boiler.

## Lower Ground Floor

### Hallway

Radiator, door to front, wall mounted meters, wood effect flooring, doors to both rooms.

### Lounge

Radiator, 2 x sash windows to front.

### Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset sink drainer unit with mixer tap, inset hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated eye level 'CDA' oven, part tiled walls, wood effect flooring, archway into:

### Dining Room

Sliding door to rear garden, skylight window, recessed spotlights, radiator, wood effect flooring.

## First Floor

### First Floor Landing

Split level, sash window to rear, stairs rising to second floor, doors to all rooms.

### Bedroom

Sash window to rear, radiator.

### Bedroom

Sash bay windows to front, radiator, door to:

### En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted 'triton' shower unit over, ceiling mounted extractor fan, ladder type heated towel rail, tiled walls, tiled floor.

### Shower Room

WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with wall mounted shower unit over, ceiling mounted extractor fan, tiled walls, tiled floor.

## Second Floor

### Second Floor Landing

Window to rear, door to:

### Bedroom

Window to rear, Velux window to front, radiator, recessed spotlights, door to:

### En-Suite Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, ceiling mounted extractor fan, recessed spotlights, part tiled walls, tiled floor.

## Outside

### Rear Garden

Decked seating area, section laid to lawn, mature shrubs & tree, enclosed by brick walling & timber fencing.

### Total approx floor area

135.0 sq.m. (1452.8 sq.ft.)

### Parking zone A

### Council tax band C

### V1

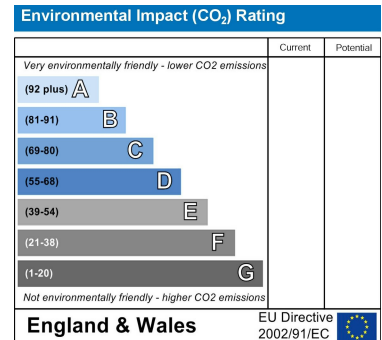
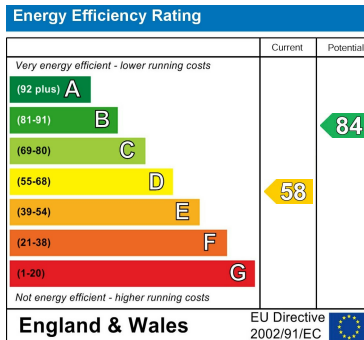




Total area: approx. 135.0 sq. metres (1452.8 sq. feet)

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.

**Robertson Road**



**IMPORTANT**

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

**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.  
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.

**COVERING THE CITY**

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