



5 Islingword Road, Brighton, BN2 9SE

£295,000 Freehold

Nestled in the SOUGHT AFTER Hanover area, this charming house on Islingword Road offers a unique opportunity for those seeking a stylish and comfortable home. Recently renovated, the property boasts a fresh and MODERN interior, making it an ideal choice for first-time buyers or those looking to downsize. The popular Hanover location is known for its vibrant community and proximity to local amenities, including shops, cafes and parks. Residents can enjoy the lively atmosphere while still being within easy reach of Brighton's bustling city centre and the beautiful coastline. With its unique character and recent renovations, this property presents an excellent opportunity for anyone looking to embrace the Brighton lifestyle. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents.

Front door to:

Lounge

Window to front, radiator, stairs rising to first floor, under stairs storage, wood effect flooring, door to:

Open Plan Kitchen/Dining Room

Kitchen

Range of wall & base units with square edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated 'Hotpoint' oven, inset 'Samsung' hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, wood effect flooring.

Dining Area

Radiator, small skylight, 2 x windows to side, wood effect flooring.

First Floor Landing

Hatch to loft space, doors to both rooms.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & hand held shower attachment, glass shower screen, hot water tank, window to rear with frosted glass, part tiled walls, wood effect flooring, radiator.

Bedroom

Window to front, radiator, built in cupboard with hanging rail.

Total approx floor area

39.6 sq.m. (426.7 sq.ft.)

Parking zone V

Council tax band A

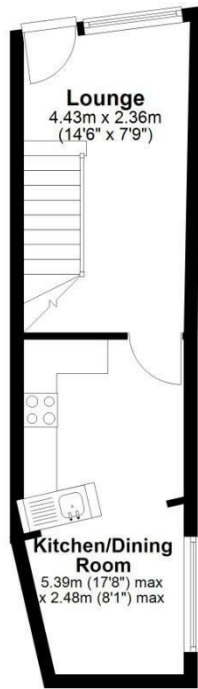
V1

What the owner says:

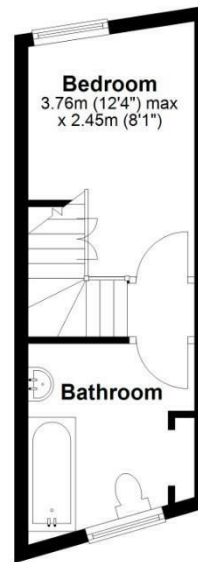
"I absolutely loved living in this house. It was so close to everything that Brighton had to offer, with only a 15-minute walk from both the Laines and the train station, and a 20-minute walk to the sea front. It was great to be surrounded by so many choices for food, coffee, and drinks, no matter what direction I walked in. If I hadn't met my partner and moved closer to Littlehampton, I don't think I ever would have left."



Ground Floor



First Floor



Total area: approx. 39.6 sq. metres (426.7 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.

Islingword Road

IMPORTANT

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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.

COVERING THE CITY

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.