



4 Treetops Close, Brighton, BN2 6SW

Price guide £500,000 Freehold

Price Guide: £500,000 - £525,000 ***

Located in this SOUGHT-AFTER CLOSE in Woodingdean is this 4 bedroom DETACHED HOUSE. There is a wealth of spacious accommodation & LOVELY VIEWS over Woodingdean. The property benefits from; an INTEGRAL GARAGE & a LOVELY WELL-MAINTAINED REAR GARDEN. Viewings are highly recommended. Energy Rating: C71
Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wall mounted alarm panel, double radiator, under stair storage cupboard, doors to all rooms, stairs to first floor.

Cloakroom

Low level WC, radiator, sink basin, double glazed window to side with privacy glass.

Lounge

Double glazed double doors onto south facing balcony with far reaching sea views, disconnected gas fire place, double radiator, doors into dining room.

Dining Room

Double radiator, space for table and chairs, double glazed patio doors onto rear garden.

First Floor Landing

Double glazed window to side, radiator, hatch to loft, linen cupboard with radiator, further storage cupboard, wall mounted Drayton thermostat, doors to all rooms.

Bedroom

Double glazed window to rear, radiator.

Bedroom

Double glazed window to front, storage cupboard, radiator.

Bedroom

Double glazed window to front, radiator, built in sliding door wardrobes, door to en-suite.

En-Suite Shower Room

Comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, double glazed window to side with privacy glass.

Bedroom

Double glazed window to rear, radiator.

Bathroom

Suite comprising panelled bath with hand grips, electric shower over, low level WC, pedestal wash hand basin, radiator, double glazed window with privacy glass.

Outside

Front Garden

Shared drive way to front, stairs up to front door.

Rear Garden

Tiered patio garden with an array of mature trees and plants, outside tap, side access to front.

Garage

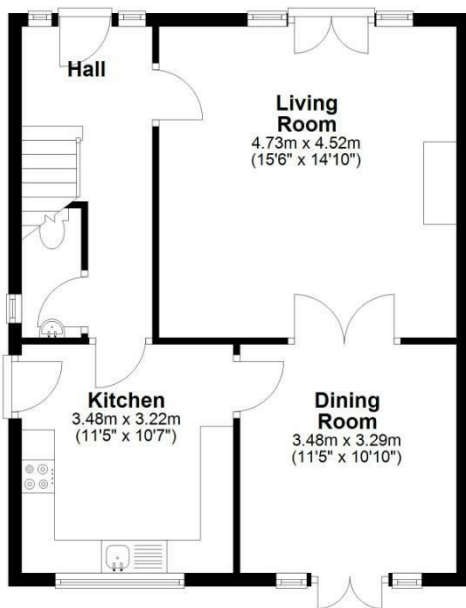
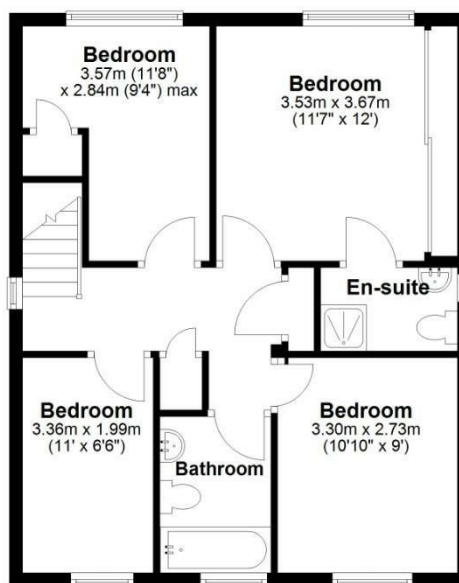
Total approx floor area

109.7 sq.m. (1181.3 sq.ft)

Council Tax Band E

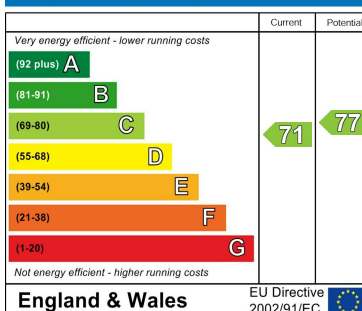
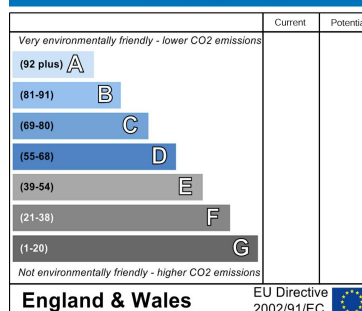
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**Ground Floor****First Floor**

Total area: approx. 109.7 sq. metres (1181.3 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.

Treetops Close**Energy Efficiency Rating****Environmental Impact (CO₂) Rating****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.

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