



4 New Barn Close

Brighton, BN41 2GQ

£425,000



A SPACIOUS SEMI DETACHED THREE BEDROOM TOWN HOUSE OWNED BY THE SAME FAMILY FROM NEW.

Situated in New Barn Close, off Fox Way. Buses pass by in Fox Way providing access to Brighton and Hove City Centres and mainline stations with their commuter links to London. The property is well positioned for access to the A27/A23 within 1/4 a mile. The local Sainsburys superstore is within 1/2 a mile and local shops are available in Mill Lane. Other local amenities include doctors, dentist & Portslade Sports Centre. Leisure activities locally include a walking trail over the South Downs past the historic Foredown Tower and golf/driving range at the West Hove Golf Club. Local restaurants and pubs nearby include the popular historic Hangleton Manor, The Stags Head and St George Inn.



FRONT DOOR

Double glazed front door, outside light point.

ENTRANCE HALLWAY 16'3 x 5'10 (4.95m x 1.78m)

Coved ceiling, ceiling light point, radiator with thermostatic valve, recessed understairs storage space also housing 'Vaillant' gas boiler for heating , built in cloaks storage cupboard with hanging rail and shelving.

INTEGRATED GARAGE 16'8 x 12'6 (5.08m x 3.81m)

Up and over door, ceiling light point, wall mounted consumer unit, electric and gas meters, power and light points, door to entrance hallway.

STAIRS

From entrance hallway leading to

FIRST FLOOR

Wall mounted central heating thermostat control, coved ceiling, ceiling light point, built in storage cupboard with shelving.

LOUNGE 18'8 x 14'0 (5.69m x 4.27m)

Two double glazed windows offering extensive views to The South Downs and Hangleton Valley, coved ceiling, ceiling light point, radiator with thermostatic, T.V. aerial point, telephone point, feature fireplace with 'Adams' style surround, double opening casement doors to rear to

KITCHEN/DINING ROOM

KITCHEN AREA 10'11 x 8'8 (3.33m x 2.64m)

Westerly aspect with double glazed window looking onto rear garden, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, space and plumbing for washing machine, further space and plumbing for dishwasher, built in 'Stoves' four burner gas hob with extractor canopy over and 'Stoves' gas oven under, tiled splashbacks, feature tile to dado level.

DINING AREA 14'4 x 9'4 (4.37m x 2.84m)

Westerly aspect with double glazed sliding patio door to garden, two ceiling light points, radiator with thermostatic valve.

STAIRS

From lounge leading to

SECOND FLOOR LANDING 11'8 x 5'11 (3.56m x 1.80m)

Hatch to loft space, coved ceiling, ceiling light pint, airing cupboard housing lagged cylinder, digital control panel for heating and hot water, slatted shelving.

BEDROOM ONE 14'6 x 9'9 (4.42m x 2.97m)

Easterly aspect with double glazed window offering extensive views across The South Downs and to Hangleton Valley, coved ceiling, ceiling light point, radiator with thermostatic valve.

BEDROOM TWO 13'9 x 9'8 (4.19m x 2.95m)

Westerly aspect with double glazed window overlooking rear garden, ceiling light point, coved ceiling, radiator with thermostatic valve.

BEDROOM THREE 8'4 x 8'3 (2.54m x 2.51m)

Easterly aspect with double glazed window to front offering views to The South Downs and Hangleton Valley, wardrobe with hanging rail.

SHOWER ROOM 8'5 x 7'11 (2.57m x 2.41m)

(Formally Bathroom) Double glazed window with obscure glass, fully tiled walls, ceiling light point, white low level W.C. pedestal wash hand basin with mixer tap and pop up waste, chrome ladder style radiator, good sized walk-in shower with fixed shower screen, wall mounted shower and control panel.

OUTSIDE

FRONT GARDEN

Laid to off street parking for several cars leading to garage.

REAR GARDEN

Wrap around paved patio, westerly aspect, retaining wall and shrub border, outside lighting and water tap.

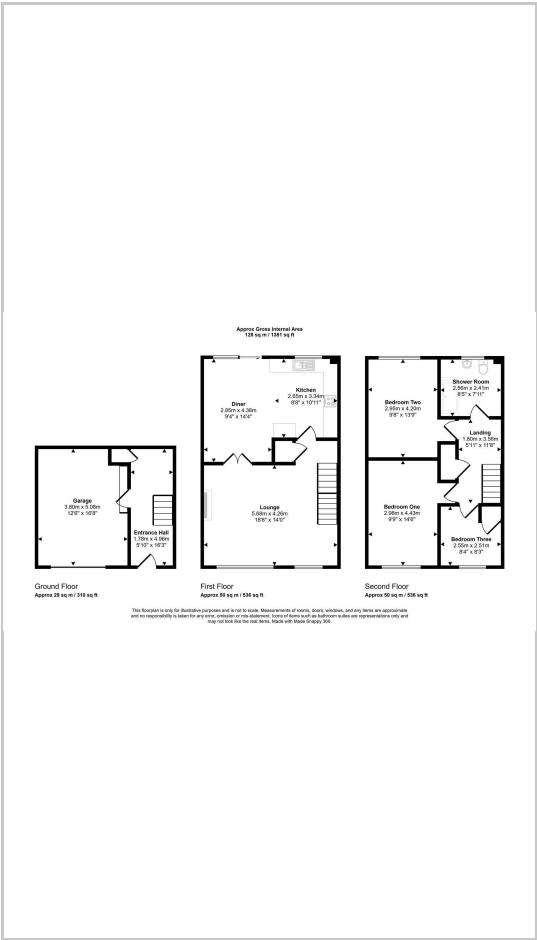
COUNCIL TAX

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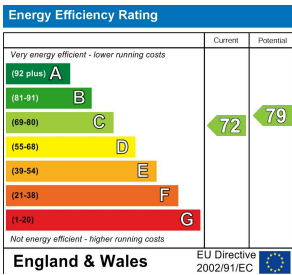
Area Map



Floor Plans



Energy Efficiency Graph



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