



8 Playden Close, Brighton, BN2 5GH

£369,500 Freehold

A well-presented 3 bedroom, 2 storey house, ideally situated within this popular residential close. The property offers well-proportioned accommodation and a number of desirable features, including a spacious kitchen/breakfast room, separate lounge and a lawned west-facing rear garden, perfect for enjoying the afternoon and evening sunshine. The property is conveniently located for easy access to a range of local amenities and transport links and is within close proximity to the Royal Sussex County Hospital and Brighton Marina. Ideal for first-time buyers, families or professionals, this attractive home offers a great combination of comfortable living accommodation, useful outdoor space and a highly convenient location. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Stairs rising to first floor, wood effect flooring, radiator, wall mounted thermostat, doors to all rooms.

Cloakroom

WC, pedestal wash hand basin with hot & cold taps, part tiled walls, laminate flooring, window to front with frosted glass.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with hot & cold taps, space for appliances, built in cupboard housing meters, part tiled walls, laminate flooring, radiator, sliding doors to rear garden.

Lounge

Window to rear, radiator, wood effect flooring, feature fireplace.

First Floor Landing

Window to front, access to boarded loft space, laminate flooring, built in cupboard housing wall mounted 'Alpha' boiler.

Bedroom

Window to front, window to rear, radiator, laminate flooring.

Bedroom

Window to rear, radiator, laminate flooring.

Bedroom

Window to rear, radiator, laminate flooring.

Cloakroom

WC, part tiled walls, laminate flooring, window to front with frosted glass.

Shower Room

Corner shower cubicle with wall mounted electric shower unit over, wash hand basin with hot & cold taps, part tiled walls, laminate flooring, radiator, window to front with frosted glass.

Outside

Rear Garden

Patio seating area, brick built storage shed, side access, section laid to lawn, variety of shrubs.

Total approx floor area

84.8 sq.m. (912.9 sq.ft.)

Council tax band C

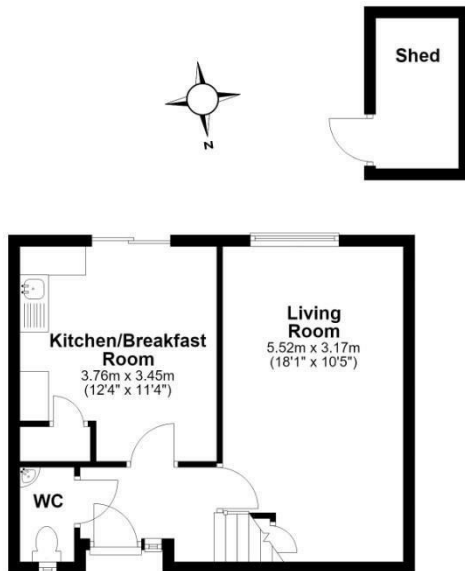
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What the owner says:

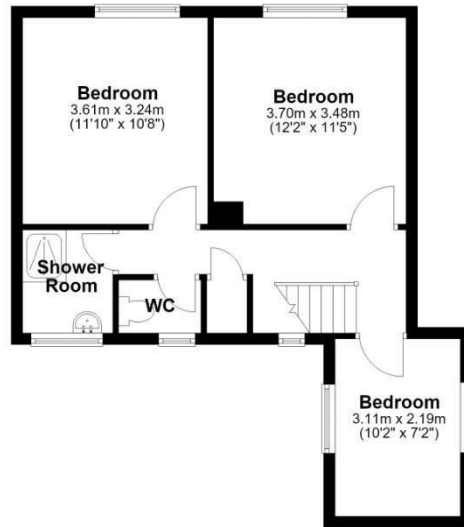
"I had a wonderful 5 years living in this peaceful corner of Brighton. The garden is very secluded and the house stays cool in the summer and is inexpensive to heat in winter. The location couldn't be better: within 10 minutes walking distance of the beach, and the RSCH where I work, very close to Lidl, Co-op, Asda and the Marina, as well as bus stops to town (or walk 30 minutes). If hiking appeals, the South Downs are also within 5 minutes from the front door. Having free parking in the close and kind, considerate neighbours has been a major plus. But now it is time for me to move closer to family. I hope someone else will love the house as much as I did."



Ground Floor



First Floor



Total area: approx. 84.8 sq. metres (912.9 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.

Playden Close

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(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

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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