



## 3 Tintern Close, Brighton, BN1 7EF

£325,000 Freehold

A 2 bedroom mid terraced FAMILY HOME situated in this POPULAR RESIDENTIAL AREA. Highlights include; 2 reception rooms, a Kitchen/Breakfast Room, private REAR GARDEN and is available CHAIN FREE! Viewings are highly recommended. Energy Rating: D60 Exclusive to Maslen Estate Agents

Front door to:

### **Hallway**

Wood effect flooring, stairs rising to first floor, doors to both rooms.

### **Lounge**

Wood effect flooring, recessed spotlights, radiator, window to front.

### **Kitchen**

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for appliances, built in storage cupboard, radiator, tiled floor, part tiled walls, recessed spotlights, wall mounted 'Viessmann' boiler, window to front, window to rear, door to rear garden, door to:

### **Dining Room**

Under stairs storage cupboard, wood effect flooring, recessed spotlights, radiator, window to rear.

### **First Floor Landing**

Window to rear, radiator, hatch to loft space, doors to all rooms.

### **Cloakroom**

WC with push button flush, window to rear.

### **Bathroom**

Pedestal wash hand basin with mixer tap, panelled bath with hot & cold taps, wall mounted shower over, glass shower screen, radiator, tiled walls, tiled floor, window to rear with frosted glass.

### **Bedroom**

Window to front, radiator, wood effect flooring, built in storage cupboard.

### **Bedroom**

2 x windows to front, radiator, wood effect flooring.

### **Bedroom**

Wood effect flooring, radiator, window to rear, built in wardrobe.

### **Outside**

#### **Front Garden**

Laid to lawn with paved pathway to front door.

#### **Rear Garden**

Laid to lawn, enclosed by timber fencing.

### **Total approx floor area**

80.1 sq.m. (862.7 sq.ft.)

### **Parking zone 14**

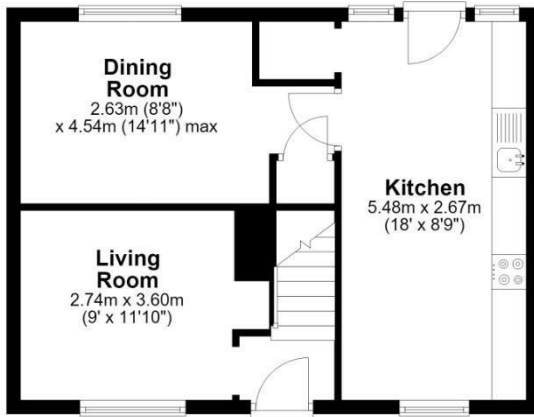
### **Council tax band C**

### **V1**

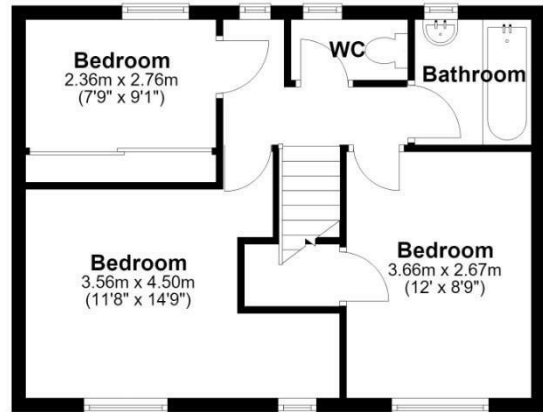




### Ground Floor



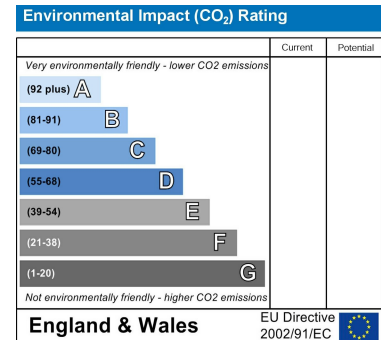
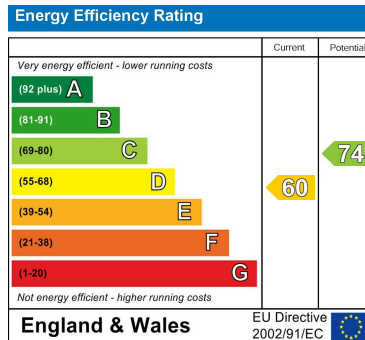
### First Floor



Total area: approx. 80.1 sq. metres (862.7 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.

### Tintern Close



### IMPORTANT

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

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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

### SALES

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