



## 3A Waldron Avenue, Brighton, BN1 9EF

£390,000 Freehold

Built in 2023 a beautiful End of Terrace 2 bedroom property, finished to a high standard, giving 8 years left of the building guarantee. The property features solar panels and the owner advises that he receives credits in the summer from selling electricity back to the grid. The front garden has been prepared for a driveway subject to necessary consents to install a drop kerb and moving of the lamp post and there is an EV charging point. Further features are underfloor heating throughout and aa Air Source Heat Pump. The property has an excellent Energy Performance Rating so is economical to run. Offered for sale with no onward chain. Price includes some of the furniture

To arrange a viewing please call 01273 257541 or email [sharon.maslen@maslen.co.uk](mailto:sharon.maslen@maslen.co.uk)



### Composite front door

With 3 panels of frosted glass, leading to:

### Hallway

uPVC Triple glazed window with frosted glass, stairs to First Floor, understairs fitted drawers and cupboards. LVT (Luxury Vinyl Tiling) flooring

### Cloakroom

Low level WC with concealed cistern, wash hand basin set on a vanity cupboard, uPVC triple glazed window with frosted glass, built in cupboard, part tiled walls, underfloor heating control.

### Utility Room

A good size utility room with space for washing machine and consumer unit, controls for solar panels and Air Source Heat Pump

### Open Plan Kitchen/Dining/Living Room

An L-shaped room. underfloor heating control.

### Kitchen area

Range of kitchen fitments including cupboards and drawers, with worksurfaces over, integral fridge and freezer, built in Lamona oven and Lamona induction hob, concealed extractor over. Integral Lamona dishwasher. Stainless steel one and a half bowl sink unit with mixer taps, uPVC triple glazed window to rear garden. LVT flooring, breakfast bar.

### Living area

LVT flooring, built in cupboards, uPVC triple glazed window to side

### Dining area

Two uPVC triple glazed windows to each side and uPVC triple glazed doors leading to the rear garden. Vaulted ceiling. LVT flooring.

### First Floor Landing

Underfloor heating control, hatch to loft space, doors to bedrooms and bathroom

### Bedroom

uPVC triple glazed window to front with views towards Stanmer Park and distant views of fields. Built in wardrobe cupboard with hanging rail. Underfloor heating control, LVT flooring.

### Bathroom

A good size bathroom with bathroom fitments comprising; wash hand basin with cupboard below and tiled splashback, wall mounted mirror, 'his n hers' bath with mixer taps, attractive slatted wood boarding to one wall, Low level close coupled WC, uPVC triple glazed window with frosted glass, walk in shower cubicle which is fully tiled and has a mains fed shower over with hand held attachment, tiled recess for toiletries. Ceiling extractor. Tiled floor. Underfloor heating.

### Bedroom

A dual aspect room, of irregular shape. uPVC triple glazed window to side with distant views of countryside, uPVC triple glazed window to rear overlooking rear garden. A range of built in wardrobe and cupboards. LVT flooring. underfloor heating control.

### Outside

### Front Garden

Laid to tarmac and a lawn area, with gate giving access to rear garden. EV charging point.

Note: the drive has been constructed to provide parking once the lamp post has been moved and a drop kerb added (subject to necessary consents)

### Rear Garden

An attractive landscaped rear garden, South East facing. Paved and 4 steps leading to a lawned area which has railway sleepers for edging. Well stocked with shrubs and plants. A further raised border is stocked with strawberry plants. Outside power socket and outside tap. Wall mounted electric meter. Gate giving access to the front garden.

### V2

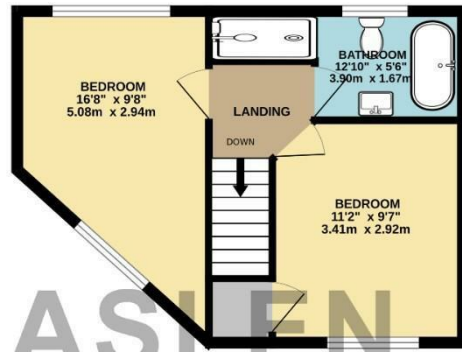




GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## 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) <b>A</b>	<b>100+</b>	<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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