



## 57 Carlyle Avenue, Brighton, BN2 4DR

Offers in excess of £375,000 Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\* Offered CHAIN FREE, this attractive 3 bedroom bay-fronted home is located in a highly SOUGHT AFTER residential area & presents an excellent opportunity for those seeking a spacious & welcoming family property. Recently REDECORATED throughout & fitted with BRAND NEW CARPETS, the house features a well-planned layout with generously proportioned rooms. A particular highlight is the large OPEN PLAN kitchen/dining room, ideal for modern family living & entertaining, while the property also enjoys pleasant elevated VIEWS across Brighton. To the rear, a PRIVATE GARDEN provides a lovely space for relaxation or outdoor gatherings. Conveniently positioned close to local shops, schools & transport links offering easy access to the city centre, the area combines everyday convenience with a strong sense of community. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents

Front door to:

#### **Hallway**

Radiator, understairs storage cupboard, stairs to first floor, doors to:

#### **Lounge**

Double glazed window to front, radiator, feature fireplace.

#### **Open Plan Kitchen/Dining Room**

##### **Kitchen Area**

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, 4 ring gas burner with extractor above & integrated oven, space & plumbing for washing machine & dishwasher, space for tall fridge freezer, recessed spotlights, part tiled walls, double glazed window to rear.

##### **Dining Area**

Double radiator, built in storage cupboard housing boiler, space for table & chairs, double glazed patio doors to rear garden.

#### **First Floor Landing**

Hatch to loft space, doors to all rooms.

#### **Bathroom**

Suite comprising bath with shower over & shower screen, pedestal wash hand basin, low level WC, radiator, double glazed window to rear, tiled walls, vinyl flooring.

#### **Bedroom**

Double glazed window to rear, double radiator.

#### **Bedroom**

Double glazed bay window to front with far reaching sea views, double radiator.

#### **Bedroom**

Double glazed window to front with far reaching sea views, radiator.

#### **Outside**

##### **Rear Garden**

Lawned rear garden, with fenced & shrub boundaries.

#### **Total approx floor area**

81.0 sq.m. (371.5 sq.ft.)

#### **Parking zone U**

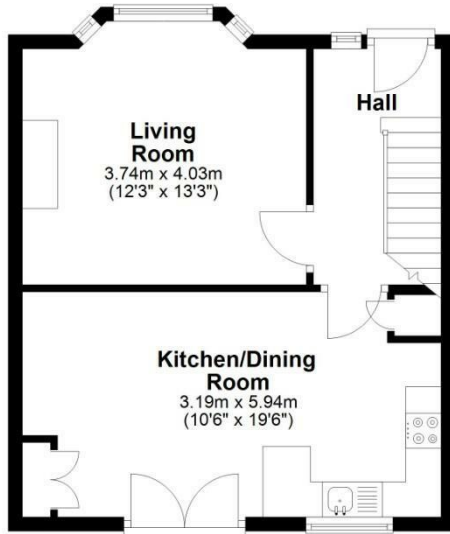
#### **Council tax band C**

#### **V2**

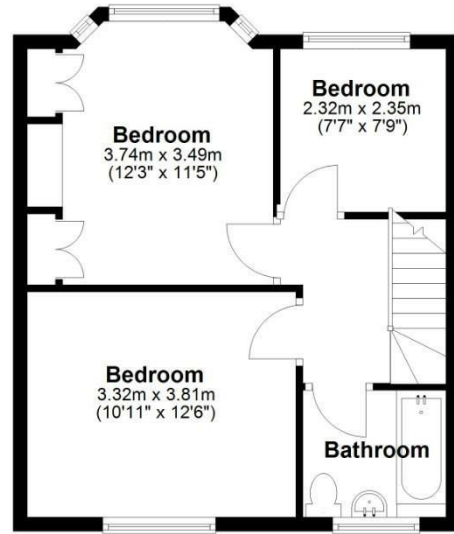




### Ground Floor



### First Floor



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

Please note that the roof terraces have not been included in the square meterage. 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.

### Carlyle Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

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	<b>65</b>

#### IMPORTANT

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

#### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.  
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

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

#### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

