

£375,000 Freehold



3A Waldron Avenue, Brighton,
BN1 9EF

3A Waldron Avenue, Brighton BN1 9EF

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 an 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



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

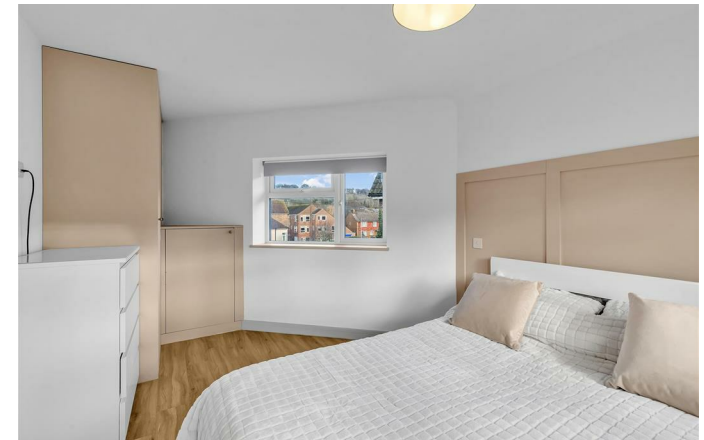
Laid to tarmac and a lawn area, with gate giving access to rear garden. EV charging point.

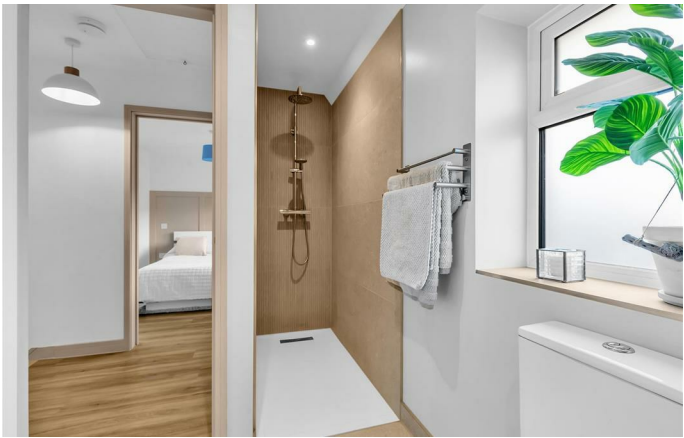
Note: the drive has been constructed to provide parking once the lamp post has been moved and a drop kerb added (subject to necessary consents)

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



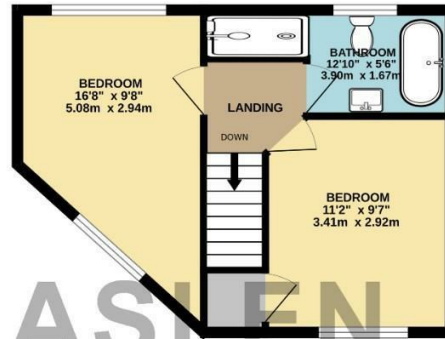




GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



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.
Made with Metropix ©2026

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.