

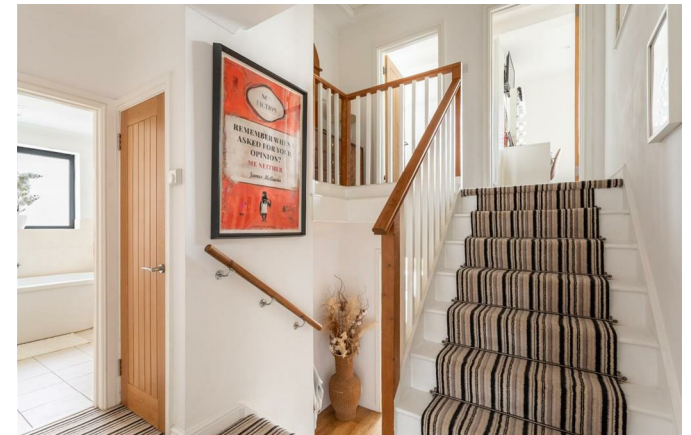
£750,000 Freehold



9 Frimley Close, Brighton,
BN2 6SD

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Situated in this POPULAR residential location, this delightful detached house offers an exceptional living experience. With four SPACIOUS bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. One of the many standout features of this home is the STUNNING VIEWS that can be enjoyed from various vantage points throughout the property. Whether you are relaxing in the living room or enjoying a meal in the dining area, the picturesque scenery will surely enhance your daily living experience. The MODERN kitchen is both stylish & functional, making it an ideal space for culinary enthusiasts. The open layout allows for easy movement and interaction, perfect for entertaining friends & family. The outdoor space is equally impressive, featuring beautifully designed brick-built seating areas in the garden. This inviting space is perfect for al fresco dining, summer barbecues, or simply unwinding with a good book while soaking up the sun. Viewings are highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents



Front door to:

Hallway

Doors to all rooms, built in storage cupboard, radiator, wall mounted thermostat, stairs rising to first floor & stairs descending to lower ground floor.

Bedroom

Window to front with fitted wooden shutters, window to side, radiator, cupboard housing wall mounted fuse box.

Bedroom

Window to front with fitted wooden shutters, radiator.

Bathroom

Freestanding bath with mixer tap, wash hand basin with mixer tap, corner shower cubicle with mains fed shower over, hatch to loft space, window to side with frosted glass, recessed spotlights, part tiled walls, tiled floor, ladder style heated towel rail.

First Floor Landing

Door to eaves storage space, hatch to loft space, doors to both rooms.

Bedroom

Window to rear with fitted wooden shutters, views of the downs, recessed spotlights, upright radiator.

Bedroom

Window to rear with fitted wooden shutters & views of the downs, recessed spotlights, upright radiator, door to:

En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap, shower cubicle with mains fed shower over, heated towel rail, window to side with frosted glass, recessed spotlights, part tiled walls, tiled floor.

Lower Ground Floor

Hallway

Wooden flooring, doors to all rooms.

Cloakroom

WC with push button flush, wash hand basin with mixer tap, radiator, window to side with frosted glass, part tiled walls, tiled floor.

Open Plan Lounge/Dining Room

Wooden flooring, 2 x radiators, recessed spotlights, feature fire, 2 x high level windows, window to rear with views of the downs, sliding doors to rear garden.

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, inset 1.5 bowl stainless steel sink unit with integrated drainer & 'Quooker' tap, integrated dishwasher, integrated washing machine, space for fridge/freezer, space for range style cooker with extractor over, cupboard housing wall mounted boiler, window to side, recessed spotlights, feature brick wall, 2x upright radiators, bifold doors to rear, wooden flooring, breakfast bar seating, integrated wine cooler.

Outside

Front Garden

Paved front garden with steps down to front door, private driveway providing off road parking.

Rear Garden

Gate to front, patio seating area with built in corner sofa, beautiful views of the downs, outside tap, steps down to the lawned section, storage, borders filled with a variety of mature shrubs & trees, steps up to a further patio seating area, built in sofa, brick built outdoor fire, borders with mature shrubs, gate to front, electric points, brick built storage shed with power & lighting.

Total approx floor area

127.3 sq.m. (1370.5 sq.ft.)

Council tax band D

V1

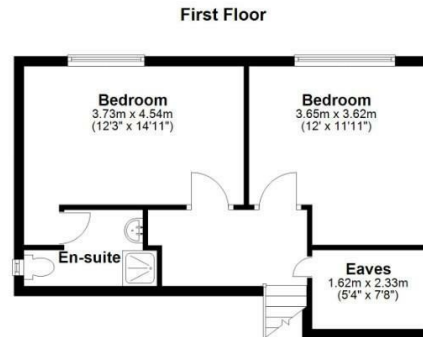
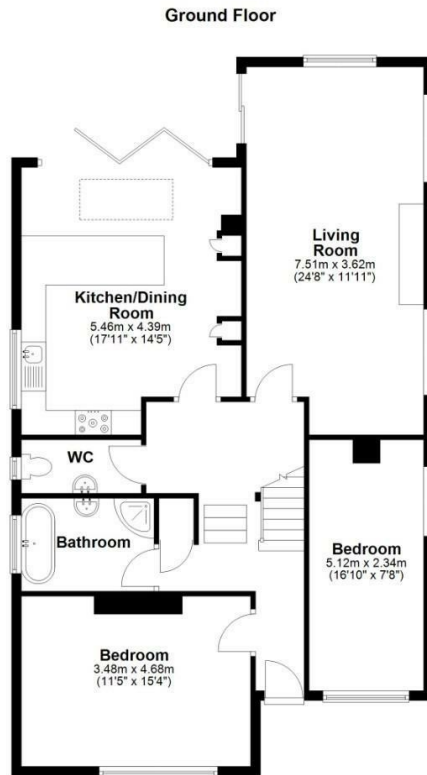


What the owner says:

"We have been very happy in this home for 22 years, and it holds so many joyful memories for our family. It has been a wonderful place to bring up our children, to host celebrations and time with friends and family. It also offers the lovely balance of peace, community and connection to nature. The views first stole our hearts, and over time we have lovingly renovated the house and garden to flow beautifully together for family life and entertaining. With the South Downs on the doorstep, Rottingdean nearby and Brighton just a short journey away, it has given us the best of both worlds. We will be very sorry to leave, and are only moving to help our children take their own next step onto the property ladder."







Total area: approx. 127.3 sq. metres (1370.5 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.

Frimley Close

IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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