



# 18 Canfield Road, Brighton, BN2 4DN

£425,000 Freehold

Nestled in this POPULAR residential area, this charming 3 bedroom house offers a delightful blend of comfort & style, making it an ideal choice for families & professionals alike. The SPACIOUS living areas are perfect for both relaxation & entertaining, providing ample room for family gatherings or quiet evenings in. One of the standout features of this home is the inclusion of SOLAR PANELS, which not only contribute to a more sustainable lifestyle but also help reduce energy costs. This eco-conscious addition is a significant advantage for those looking to minimise their carbon footprint while enjoying the comforts of modern living. Another benefit is the PRETTY REAR GARDEN, which provides a serene outdoor space to enjoy the fresh air. Additionally, the house boasts STUNNING VIEWS over Brighton, allowing you to appreciate the beauty of the surrounding area from the comfort of your own home. With its prime location, you will have easy access to local amenities, schools & transport links, making daily life convenient and enjoyable. Viewings are highly recommended. Energy Rating: C73  
Exclusive to Maslen Estate Agents

Front door to:

### Hallway

Stairs rising to first floor, understairs storage cupboard, radiator, wood effect flooring, doors to both rooms.

### Lounge

Bay window to front, radiator, wood effect flooring, ceiling rose.

### Dining Area

Radiator, wood effect flooring, door to Kitchen, sliding doors to:

### Conservatory

Constructed of windows to sides & rear, poly-carbonate roof, door to side leading to rear garden.

### Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for oven, space for fridge/freezer, space for slimline dishwasher, space & plumbing for washing machine, part tiled walls, laminate flooring, window to rear with view of the rear garden, built in storage cupboard housing the electric meter.

### First Floor Landing

Hatch to loft space, doors to all rooms.

### Bathroom

WC, wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower attachment over, part tiled walls, laminate flooring, radiator, window to rear with frosted glass.

### Bedroom

Window to rear, 2 x built in storage cupboards, radiator.

### Bedroom

Bay window to front with views over Brighton, radiator.

### Bedroom

Window to front with views over Brighton, radiator, wood effect flooring.

### Outside

#### Front Garden

Enclosed by mature hedging, section laid to lawn, steps up to front door.

#### Rear Garden

Mainly laid to lawn with a variety of mature plants, trees & shrubs, timber built storage shed, enclosed by brick walling with a gate to the rear.

### Total approx floor area

88.1 sq.m. (948.6 sq.ft.)

### Council tax band C

### Parking zone U

### V1

*What the owner says:*

*"Moving in as active professionals, and growing into a young family, we've loved living at Canfield. Being only a short journey away from the beach, the Laines, Lewes and the South Downs Way means we've had the pick of everything the area has to offer. Sunshine always lingers on the ground floor and pools in the conservatory, making it the perfect place to cultivate seedlings and citrus plants. The garden contains a plum tree, elderflower, apple tree and both red and white grape vines."*

*Solar Panels:*

*"3.2kWp PV install (8 panels)*

*5.16kWh battery*

*System is good for self-use from PV and battery during non-winter months, resulting in a surplus of energy and credit which reduces the cost of winter months.*

*Excess generation is fed to the grid and paid for by the energy provider.*

*During winter months, battery system can be charged overnight with a low-cost tariff, and used during the day when costs are higher.*

*We also purchased a warranty extension package (5 to 10 years)for the Inverter system. "*

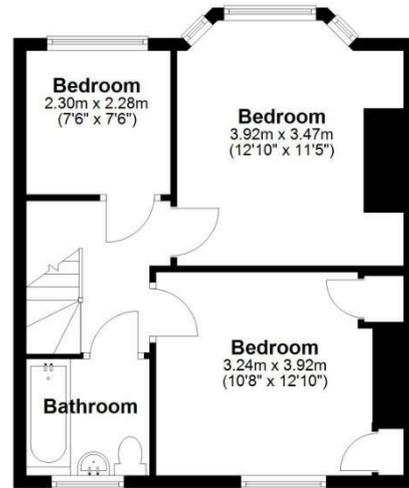




### Ground Floor



### First Floor

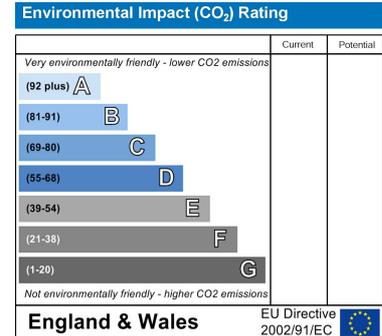
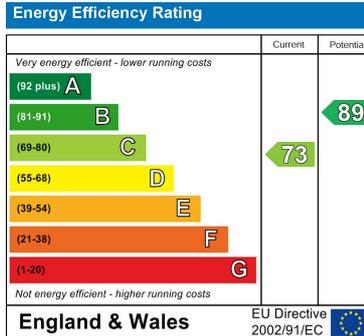


Total area: approx. 88.1 sq. metres (948.6 sq. feet)

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.

### Canfield Road



#### IMPORTANT

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

#### IMPORTANT

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