



3 Treetops Close, Brighton, BN2 6SW

£575,000 Freehold

Situated in this SOUGHT-AFTER CLOSE in Woodingdean is this IMMACULATE 4 bedroom DETACHED HOUSE. There is a wealth of spacious accommodation & LOVELY VIEWS over Woodingdean. The property benefits from; a MODERN kitchen & bathroom, INTEGRAL GARAGE & a LOVELY WELL-MAINTAINED REAR GARDEN. Viewings are highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wooden flooring, stairs rising to first floor, radiator, under stairs storage cupboard, doors to all rooms.

Cloakroom

WC with push button flush & concealed cistern, wash hand basin with mixer tap & vanity storage below, window to side with frosted glass, part tiled walls, tiled floor.

Lounge

French doors to front, wooden flooring, radiator, double doors to dining room.

Dining Room

French doors to rear garden, wooden flooring, radiator.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, space for appliances, ladder style heated towel rail, window to rear, part tiled walls, tiled floor.

First Floor Landing

Window to side, radiator, doors to all rooms, 2 x built in storage cupboards.

Bedroom

Window to rear, radiator, wood effect flooring.

Bathroom

WC with push button flush & concealed cistern, wash hand basin with mixer tap, freestanding bath with mixer tap & hand held shower attachment, upright radiator, part tiled walls, tiled floor, window to rear with frosted glass.

Bedroom

Window to rear, radiator, wood effect flooring.

Bedroom

Window to front with views, radiator, range of built in wardrobes, door to:

En-Suite Shower Room

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

Bedroom

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

Outside

Front Garden

Driveway providing off road parking for several vehicles, steps up to front door.

Garage

Up & over door, lighting.

Rear Garden

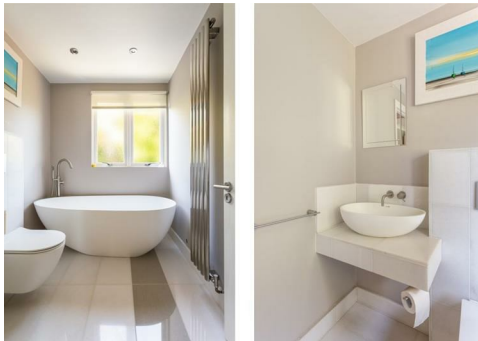
Section laid to shingle with paving slabs, further patio seating area, a variety of flowering shrubs & plants, raised vegetable beds.

Total approx floor area

107.4 sq.m. (1155.6 sq.ft.)

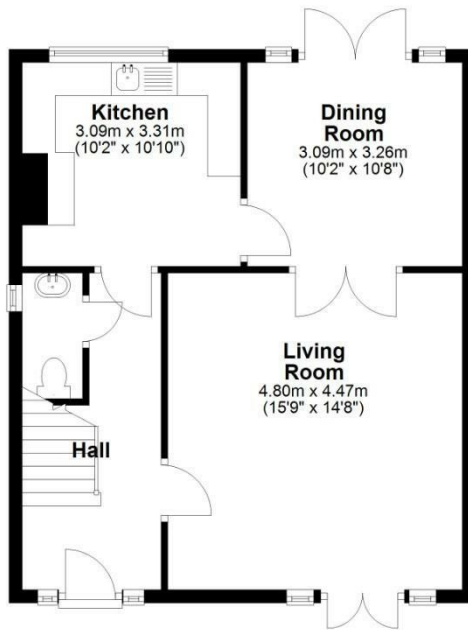
Council tax band E

V1

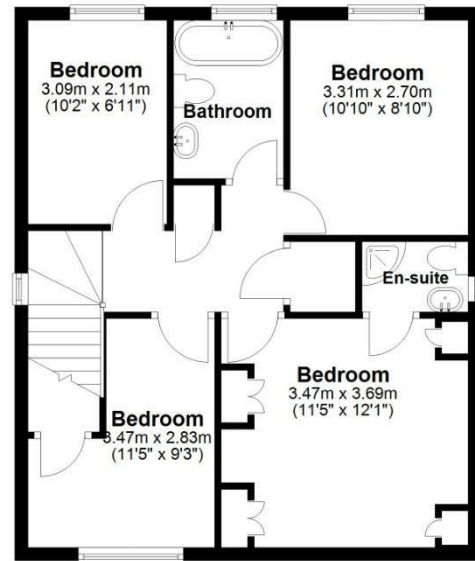




Ground Floor



First Floor



Total area: approx. 107.4 sq. metres (1155.6 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.

Treetops Close

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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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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

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