



## 26 Medmerry Hill, Brighton, BN2 4TQ

Asking price £425,000 Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\*

This tastefully presented 4 bedroom semi-detached home is situated in a POPULAR residential location and offers contemporary living with NO ONWARD CHAIN. The property has been beautifully renovated throughout with a bright and inviting living room at the front, while the rear showcases a SPACIOUS OPEN PLAN kitchen and dining area with BI-FOLD DOORS opening onto the well-maintained rear garden. Viewings are highly recommended. Energy Rating: C71

Designed for family life and entertaining, this space features bifold doors that open onto a generous rear garden, seamlessly blending indoor and outdoor living. A separate utility room and a convenient WC complete this level.

Upstairs, the first floor hosts three well-proportioned, naturally lit bedrooms and a stylish, generously sized family bathroom. The top floor is dedicated to the impressive principal bedroom, which benefits from its own private en-suite.

Finished in neutral tones and enhanced with modern fixtures, this home provides a fresh and contemporary feel.

Located in a popular area, it is close to well-regarded schools, local amenities, and scenic rural walks. Excellent transport links offer easy access to Brighton City Centre.

**Total approx floor area**

107.2 sq.m. (1152 sq.ft.)

**Council Tax Band C**

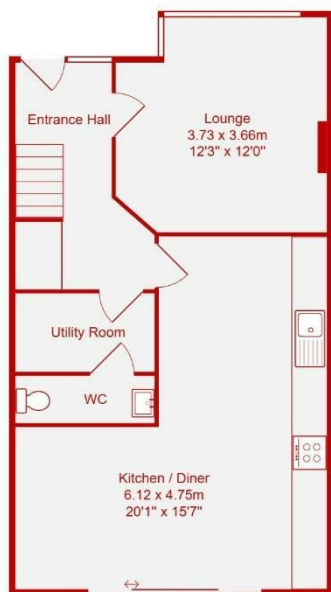
**Parking Zone D**

On event days

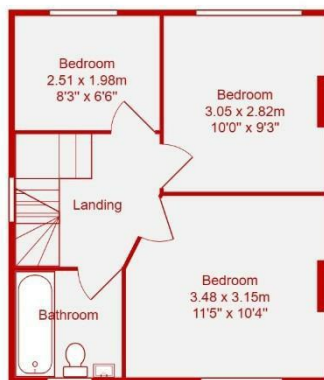
**V1**



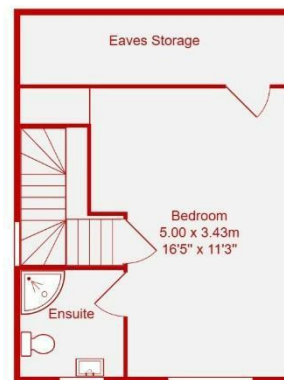




**Ground Floor**  
Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>



**First Floor**  
Area: 33.0 m<sup>2</sup> ... 355 ft<sup>2</sup>



**Second Floor**  
Area: 23.0 m<sup>2</sup> ... 248 ft<sup>2</sup>

**Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> (excluding eaves storage)**

All measurements are approximate and for display purposes only.

### 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.

### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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