



9 Wigmore Close, Brighton, BN1 7EB

Price guide £400,000 Freehold

Price Guide: £400,000 - £425,000 A
BEAUTIFULLY PRESENTED 2 bedroom mid
terraced FAMILY HOME thoughtfully updated
by the current owners, situated in this
POPULAR RESIDENTIAL AREA. Highlights
include; open plan lounge/diner, MODERN
FITTED KITCHEN & BATHROOM, a sunny
SOUTH FACING REAR GARDEN and OFF
STREET PARKING. Available CHAIN FREE!
Viewings are highly recommended. Energy
Rating: C70 Exclusive to Maslen Estate
Agents

Front door to :

Hallway

Stairs rising to first floor, luxury vinyl tile flooring, doors to all rooms.

Lounge

Radiator x2, window to front, window to rear, luxury vinyl tile flooring, sliding door to rear garden.

Kitchen

Range of wall base and drawer units with square edged work surfaces over, inset single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, inset hob with extractor over, integrated oven, part tiled walls, tiled floor, 2x built in storage cupboards, radiator, space for table and chairs, window to front, window to rear, door to rear garden.

First Floor Landing

Hatch to loft space, window to rear, luxury vinyl tile flooring, door to all rooms.

Bedroom

Window to front, window to rear, radiator, luxury vinyl tile flooring, recessed spotlights.

Bathroom

WC with pushbutton flush, wash hand basin with mixer tap, vanity storage below, panelled bath with mixer tap, wall mounted shower over, further hand held shower attachment, glass shower screen, ladder style heated towel rail, recessed spotlights, laminate flooring, part tile walls, window to rear with frosted glass.

Bedroom

Window to front, radiator, luxury vinyl tile flooring, 2x built in storage cupboards.

Outside

Front

Double driveway providing off road parking, steps down to front door.

Rear Garden

Patio seating area, section laid to lawn, timber shed, enclosed by timber fencing.

Total approx floor area

81.8 sq.m. (880.1 sq.ft.)

Parking Zone 14

Council Tax Band C

V1

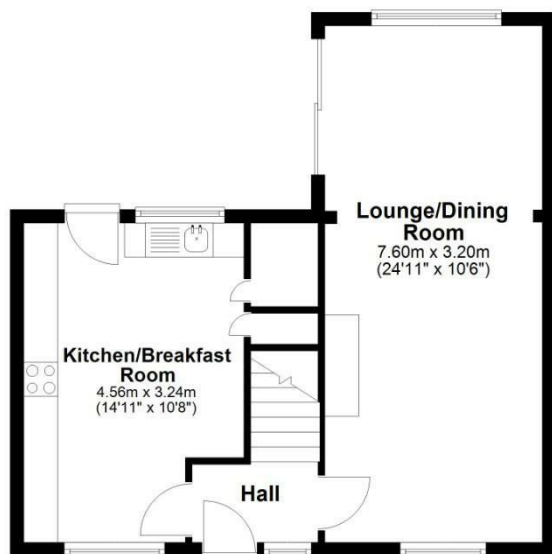
What the owner says:

"We've really loved living at 9 Wigmore Close. The house has a calm, peaceful feel that's quite hard to find in Brighton, while still being really well connected to everything. Every room feels a good size and the layout has worked brilliantly for family life, but the south-facing garden has definitely been the highlight for us. We've spent so much time out there eating outside, relaxing, gardening and enjoying the wildlife — it honestly feels like an extra room during the warmer months. Our son has absolutely loved growing up here too. The location has also been ideal: close to the South Downs for walks, within easy walking distance of town, and with great bus routes including the number 50 almost to the door. The double off-street parking is something we didn't know existed in Brighton, and something we've probably taken for granted since living here. No worrying about permits or hunting for a space. It's truly been a perfect home for us."

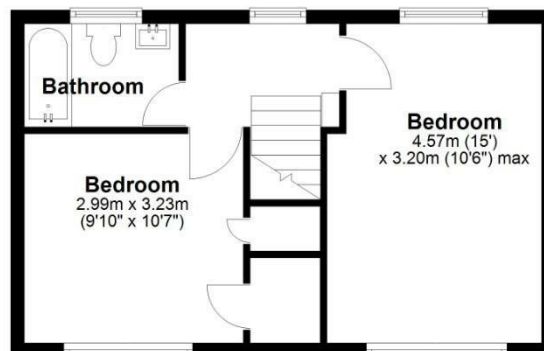




Ground Floor



First Floor



Total area: approx. 81.8 sq. metres (880.1 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.

Wigmore Close

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

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



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