



14 Mill Close
Brighton, BN45 7AF

FOSTER
&
CO.

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Guide price £350,000

A fantastic chain free first & second floor 3 bedroom maisonette. Set in a semi-rural cul-de-sac with fabulous large private garden enjoying panoramic views over unspoilt countryside to the south downs.

The beautiful village of Poynings enjoys direct access onto many miles of downland walking, cycling & riding. The village also boasts the hugely popular Royal Oak gastro Pub. The larger villages of Henfield & Hurstpierpoint are both within 10 minutes car journey offering an excellent range of local facilities. The city of Brighton & Hove is within 7 miles to the south.

This deceptively spacious property, which has its own private entrance, allows plenty of scope for the eventual buyer to put their own stamp on it and the versatile accommodation allows for this. From most rooms, there are glorious views towards the South Downs, the first floor currently has a lounge with archway to fitted kitchen, a double bedroom and a study room, which could be used as a further occasional bedroom if required. There is also a good sized bathroom/WC with shower.

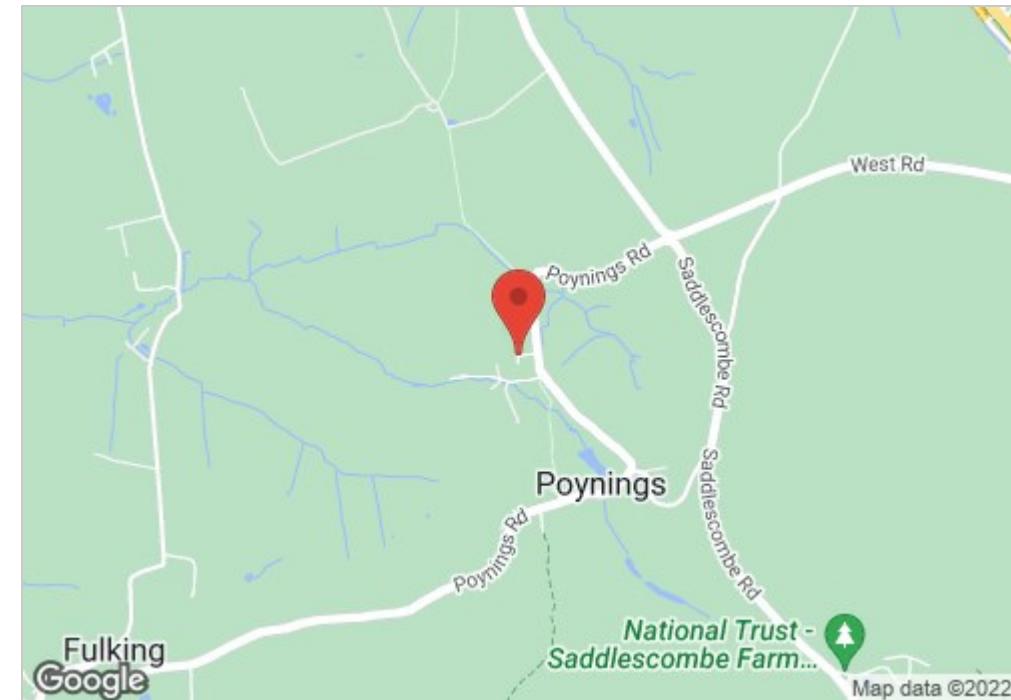
On the second floor are two further bedrooms, one double and one single both enjoying the wonderful views. Worthy of special mention is the fabulous private garden which is newly fenced and is much larger than expected, backing directly onto unspoilt countryside with some of the finest views in the county.

Resident's parking to front.

- Chain Free
- Private Garden
- 3 Bedrooms
- Fitted Kitchen
- Spacious Maisonette
- Resident's Parking
- Bathroom With Shower
- Share of Freehold

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 (CO ₂) 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		



Mill Close



Ground Floor
Approximate Floor Area
63.61 sq ft
(5.91 sq m)

First Floor
Approximate Floor Area
471.99 sq ft
(43.85 sq m)

Second Floor
Approximate Floor Area
301.38 sq ft
(28.0 sq m)



Approximate Gross Internal Area = 77.76 sq m / 837.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

