



13 Mountfields, Brighton, BN1 7BT

£375,000 Freehold

A well-presented 3 bedroom family home situated in the popular residential area of Hollingdean. The property is ideally located close to a range of local shops, regular bus routes providing convenient access to Brighton City Centre, and a variety of well-regarded Primary and Secondary schools. The accommodation offers comfortable and practical family living, featuring a spacious living/dining room and a separate fitted kitchen. Outside the property benefits from a generously sized rear garden, providing an excellent space for outdoor dining, entertaining, and relaxation & an off-street parking space at the front of the property. Ideally suited to families, this attractive home combines well-proportioned living accommodation with a convenient location and excellent local amenities. Offered to the market chain free, viewing is highly recommended. Energy Rating: C72

Entrance Hall

Double glazed front aspect door. Stairway leading to the first floor. Door leading to:

Living Room

Feature fireplace (gas capped off). Double glazed doors leading to the rear garden. Archway through to:

Dining Room

Double glazed rear aspect window and access to the Sun Room. Double radiator. Door leading to:

Kitchen

Double glazed front aspect window. Matching wall and base units incorporating the built in double oven, four ring gas hob and extractor fan. Space for further appliances. Stainless steel sink with drain and mixer tap. Corner storage cupboard housing the gas central heating boiler.

Sun Room

Double glazed door leading to the rear garden with surrounding double glazed windows.

First Floor Landing

Hatch access to loft. Double glazed front aspect window. Doors leading to:

Bedroom

Double glazed rear aspect window. Built in wardrobes, chest of drawers and bedside drawer units. Radiator

Bedroom

Double glazed rear aspect window. Storage and desk area. Radiator.

Bedroom

Double glazed front aspect window. Radiator

Outside

Front Garden & Driveway

Off road parking with gravelled area and path leading to the main entrance.

Rear Garden

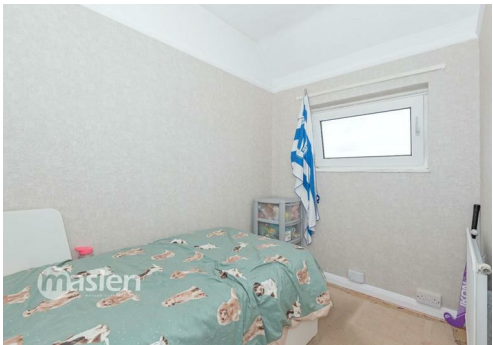
Large patio area with large hedge to one side and fencing the other. Greenhouse and shed.

Total approx floor area

79.5 sq.m. (855.9 sq.ft.)

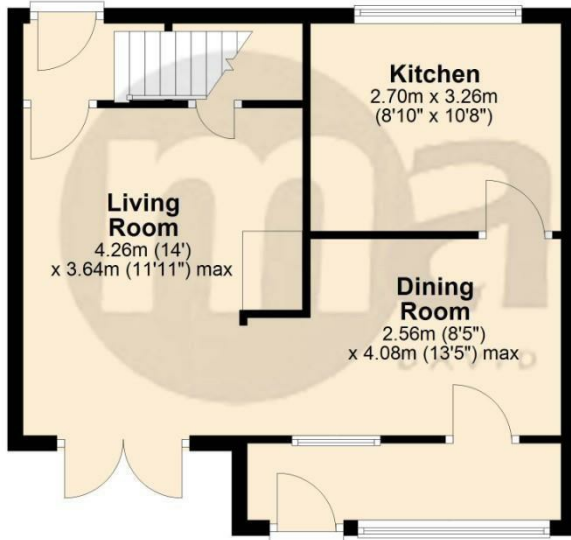
Council tax band C

V1



Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

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		88
(81-91) B		
(69-80) C		72
(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	

COVERING THE CITY

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