



39 Crespin Way, Brighton, BN1 7FG

Price guide £450,000 Freehold

Price Guide: £450,000 - £475,000 This TASTEFULLY PRESENTED 4 bedroom semi-detached family home is situated in the popular Hollingdean area. Some of the property highlights include; the SPACIOUS ACCOMMODATION throughout, kitchen/breakfast room, MODERN fitted shower room, 2 reception rooms, private driveway, garage & the private front & rear gardens. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wooden flooring, radiator, wall mounted thermostat, full height glass pane to front with frosted glass, built in storage cupboard, doors to all rooms.

Lobby

Door to cloakroom, door to kitchen, door to rear garden, laminate flooring.

Cloakroom

WC with push button flush, wash hand basin with hot & cold taps, radiator, laminate flooring, tiled walls, window to rear with frosted glass.

Kitchen/Breakfast Room

Range of wall & base units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink drainer unit with mixer tap, inset 4 ring gas hob with extractor over, cupboard housing wall mounted boiler, eye level oven, space for appliances, space for table & chairs, recessed spotlights, window to rear, window to side, radiator, under stairs storage cupboard, laminate flooring, part tiled walls.

Dining Room/Second Lounge

French doors to rear garden, window to side, radiator.

Lounge

Window to front, radiator, wooden flooring, feature fireplace, double doors to dining room, stairs rising to first floor.

First Floor Landing

Built in storage cupboard, doors to all rooms.

Bathroom

WC with push button flush & concealed cistern, wash hand basin with mixer tap & vanity storage below, large shower cubicle with shower unit over, recessed spotlights, tile effect flooring, tiled walls, radiator, window to rear with frosted glass.

Bedroom

Window to rear, radiator.

Bedroom

Window to rear, radiator, hatch to loft space, built in storage cupboard.

Bedroom

Window to front, radiator, built in storage cupboard.

Bedroom

Window to front, radiator, range of built in wardrobes, wood effect flooring.

Outside

Front Garden

Driveway providing off road parking, section laid to lawn, steps up to front door.

Rear Garden

Patio seating area with steps up to a lawned section, gate to rear, enclosed by timber fencing.

Garage

Up & over door.

Total approx floor area

140.1 sq.m. (1508.1 sq.ft.)

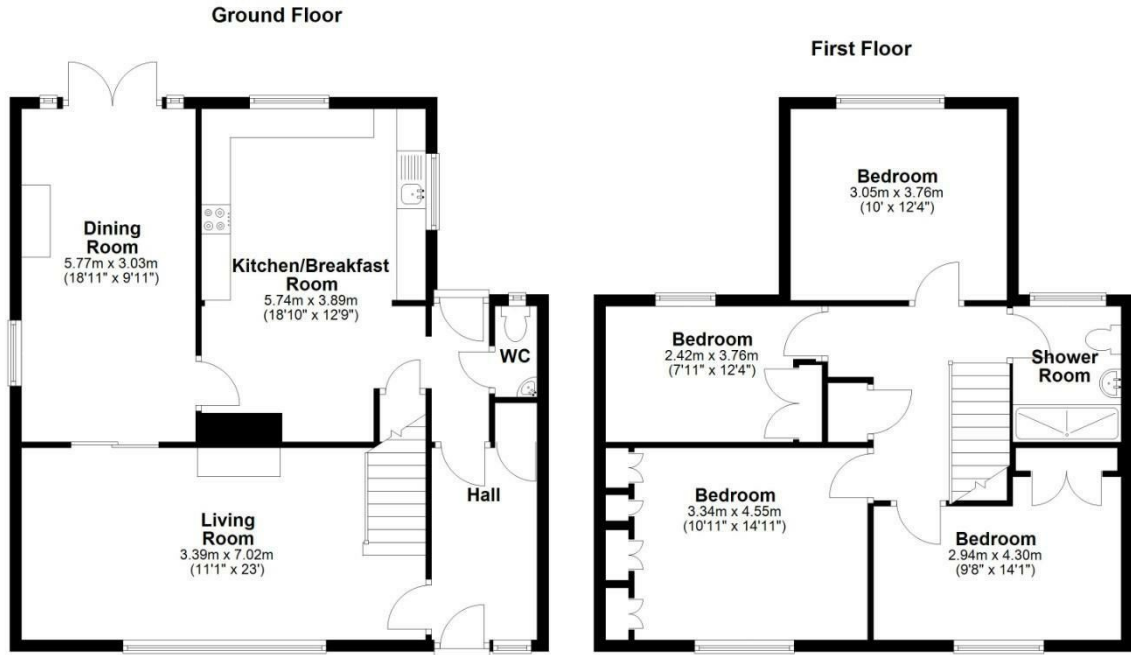
Council tax band D

V1

What the owner says:

"I have loved living here in a friendly neighbourhood. The house is an adaptable light airy family home that has been great for multi-generation living. The kitchen has always been the hub where we would be together then you have the living rooms if you wish to be separate. There have been many family gatherings and yet the house is big enough for it not to feel crowded. The area is quiet and with the convenience of the station a 2 minute walk away and bus stops locally it's quick and easy to get into town. I have lived here for 30 years and now is the time to downsize and let someone else enjoy Crespin Way."





Total area: approx. 140.1 sq. metres (1508.1 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.

Crespin Way

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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