

£995,000 Freehold



1 Varndean Holt, Brighton,
BN1 6QX

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An attractive 4 bedroom DETACHED EXECUTIVE FAMILY HOME set in this IDYLLIC SECLUDED POSITION just off Surrenden Road. The house is considered to be in IMMACULATE DECORATIVE ORDER throughout with spacious accommodation arranged over 2 floors. Highlights include a STUNNING MODERN FITTED KITCHEN leading out to a lovely CONSERVATORY, MASTER BEDROOM SUITE with doors to TERRACE overlooking the SOUTH FACING REAR GARDEN and featuring a DRESSING AREA which leads to the EN SUITE BATHROOM. There is also a DOUBLE GARAGE & OFF STREET PARKING for numerous vehicles. Early viewing recommended for this superb property. Energy Rating: C70 Exclusive to Maslen Estate Agents



Leaded light double glazed panelled door to:

Entrance Vestibule

Coved ceiling, radiator, panelled door to:

Entrance Hall

Coved ceiling, radiator, carpeted stairs rising to first floor.

Lounge

Triple aspect with double glazed patio doors & full length window to either side opening out to rear garden, double glazed windows to side, coved ceiling, 3 x radiators, attractive feature fireplace, pair of glazed internal doors opening into:

Dining Room

Coved ceiling, radiator, double glazed window to front.

Ground Floor Cloakroom

Low level WC with concealed cistern, wash hand basin with mixer tap, understairs storage area, double glazed window, heated towel rail.

Study

Double glazed window to front, radiator, coved ceiling.

Kitchen

Work surface with inset one and a half bowl sink unit, mixer tap and 'Quooker' tap providing instant boiling water, inset 4 burner induction hob with extractor hood above, pair of ovens, integrated microwave, range of fitted storage cupboards, integrated dishwasher, integrated washing machine, space for fridge freezer.

Conservatory

Triple aspect, double glazed doors to rear patio and garden.

First Floor Landing

Double glazed window to side, coved ceiling, shelved airing cupboard.

Bedroom

Pair of double glazed windows to rear, pair of radiators, coved ceiling, fitted wardrobes.

Bedroom

Double glazed window to front, radiator, fitted wardrobes.

Bathroom

Modern white suite comprising panelled bath with wall mounted shower unit, wash hand basin with mixer tap & fitted unit beneath, double glazed window to front, low level WC with concealed cistern. Wall mounted heated towel rail, fully tiled walls, under floor electrical tile warming.

Bedroom

Double glazed window to front, radiator, fitted wardrobes, coved ceiling.

Master Bedroom

Coved ceiling, pair of double glazed patio doors with full length windows to either side opening onto terrace, Steps down to:

Dressing Room

Fitted wardrobe, walk in wardrobe, double glazed window to front, radiator.

En Suite Shower Room

Double glazed window to side, pair of wash hand basins, each with mixer taps, with storage unit beneath, bath with mixer tap & shower attachment, large shower cubicle with wall mounted shower unit, 2 x heated towel rails, low level WC with concealed cistern, fully tiled walls, under floor electrical tile warming.

Outside

Front Garden

Charming lawned front garden with lighting installed, pathway to front door.

Off Street Parking

Driveway providing off street parking for several vehicles.

Double Garage

Double garage with twin doors.

Rear Garden

Lovely south facing garden with patio area & lawned area, lighting installed, fenced boundaries.

Total approx Floor Area

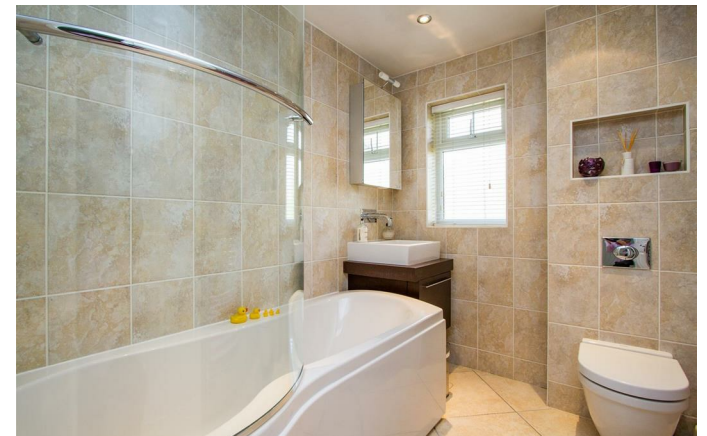
214.3 sq.m (2,307 sq.ft)



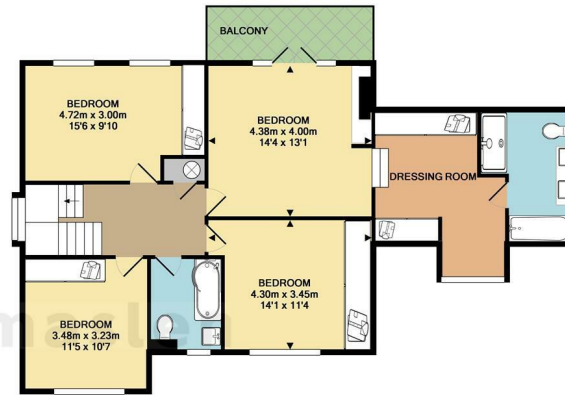
WHAT THE OWNER SAYS:

"We will be very sad to say goodbye to our family home of over 20 years. It took us a long time to find that perfect house. The location is just right with great transport links by car, train or bus. We particularly loved the setting with green fields and wooded areas so close to the centre of Brighton. It gave us that sense of space and countryside with the house also being so bright and airy. Our neighbours are great and we have enjoyed more than a few parties and impromptu barbeques with them and their families. We hope whoever moves in will be as happy as we've been here."

We also have current planning permission for two rear single story extensions incorporating roof lanterns and bifold doors housing in turn an orangery and a home office. In addition to this we have separate current planning permission for conversion of our loft space allowing the addition of 2 further rooms and a bathroom."







TOTAL APPROX. FLOOR AREA 214.3 SQ.M. (2307 SQ.FT.)
Whilst every effort 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.
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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	

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.

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