



20 Medmerry Hill, Brighton, BN2 4TQ

Price guide £325,000 Freehold

PRICE GUIDE £325,000 - £350,000.

A 3 BEDROOM, 2 RECEPTION ROOM HOUSE situated in this popular residential area. Benefits include a CONSERVATORY to the rear of the home, utility space, scope to improve and a LARGE MATURE REAR GARDEN. The property will suit a family but can also be bought by a landlord as it has an HMO LICENSE in place. No onward chain. Exclusive to Maslen Estate Agents. EPC C70

Front Door To:**Hallway:**

Radiator, wood laminate floors, wall-mounted thermostat, understairs storage cupboard housing electric fuses and meter, and gas meter.

Lounge/Bedroom 4:

Double glazed window to front, radiator, fireplace.

Dining Room/Bedroom:

Double glazed sliding door to conservatory, radiator, wood laminate flooring.

Kitchen:

Comprising range of wall, base and drawer units with rolled edge worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, space for cooker, part-tile walls, laminate floors, door and window to:

Utility Area:

Double glazed window to side and rear, tiled floor, space for fridge-freezer, plumbing and space for a washing machine, doorway to:

Conservatory:

uPVC double glazed windows and door to rear, tiled floor, radiator.

First-Floor Landing:

Hatch to loft space, storage cupboard.

Bathroom:

Paneled bath with electric shower over, pedestal wash hand basin, WC, wood laminate floor, radiator, part-tiled walls, uPVC double glazed window with frosted glass.

Bedroom:

uPVC double glazed window to rear overlooking the garden, wood floor, radiator.

Bedroom:

uPVC double glazed window to the front with views over rooftops, wood floor, radiator.

Bedroom:

uPVC double glazed window to the front with views over rooftops, wood laminate floor, radiator.

Outside Rear:

Small patio with steps to mature, lawned garden.

Total Approx. Floor Space:

834 SqFt / 77.5 SqM.

Parking Zone:

Parking zone D

Permit restrictions only apply on match or event days. Please check the street signs.

Visitor permit cost: £2.60, valid for one calendar day.

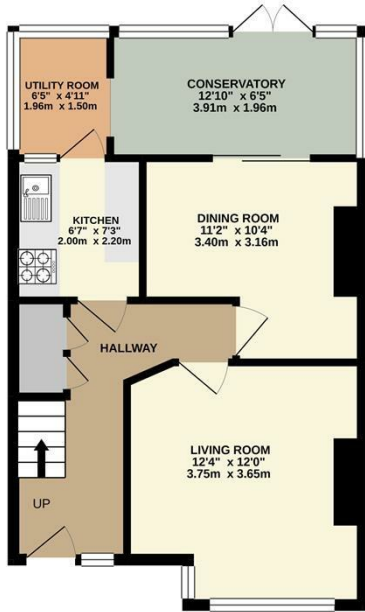
You can apply for a free match day resident permit.

Council Tax:

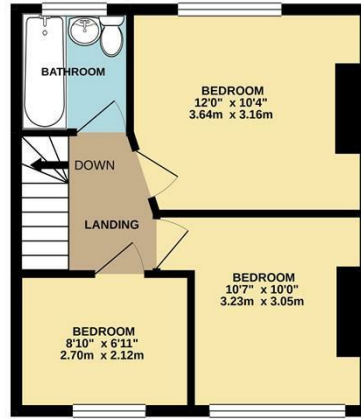
Band 'C'



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

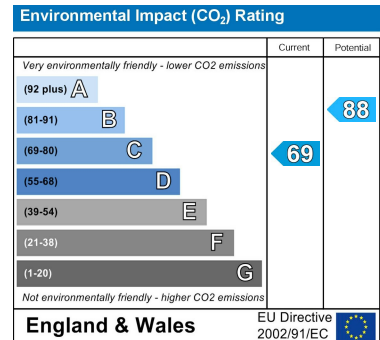
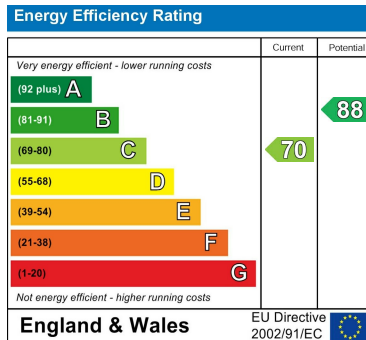


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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