

## 25 Hartfield Avenue

Brighton BN1 8AD

Asking Price Of £475,000

- THREE DOUBLE BEDROOMS
- STUNNING VIEWS
- MODERN BATHROOM
- KITCHEN/BREAKFAST ROOM

- LIVING ROOM
- SITTING ROOM
- WEST FACING GARDEN
- HOME OFFICE/GARDEN ROOM

Whitlock and Heaps bring to market this extended three double bedroom semi detached family home having been updated by the present owners and presented in excellent order with a modern bathroom. To the ground floor are two separate reception rooms and a contemporary kitchen/breakfast room leading onto the West facing rear garden with stunning views and a versatile fully insulated garden room with air conditioning and French doors onto the garden. To the front there is off street parking and the house is being sold with no onward chain.

ENTRANCE HALL

**CLOAKROOM** Comprising low level w.c, sink with cupboard under, tiled floor, part tiled walls, UPVC double glazed window.

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset induction hob with extractor over, eye level double oven, integrated fridge/freezer, plumbing for washing machine, tiled floor, radiator, UPVC double glazed windows and door to garden.

**INNER HALL** Stairs to first floor, understairs storage, UPVC double glazed window.

**LIVING ROOM** UPVC double glazed window, 'Mitsubishi' air conditioning unit, radiator.

**SITTING ROOM** Bi-fold door to garden.

FIRST FLOOR

**LANDING** Cupboard housing gas fired boiler, second fitted cupboard, UPVC double glazed window.

**BEDROOM 2** UPVC double glazed window, 'Mitsubishi' air conditioning unit, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

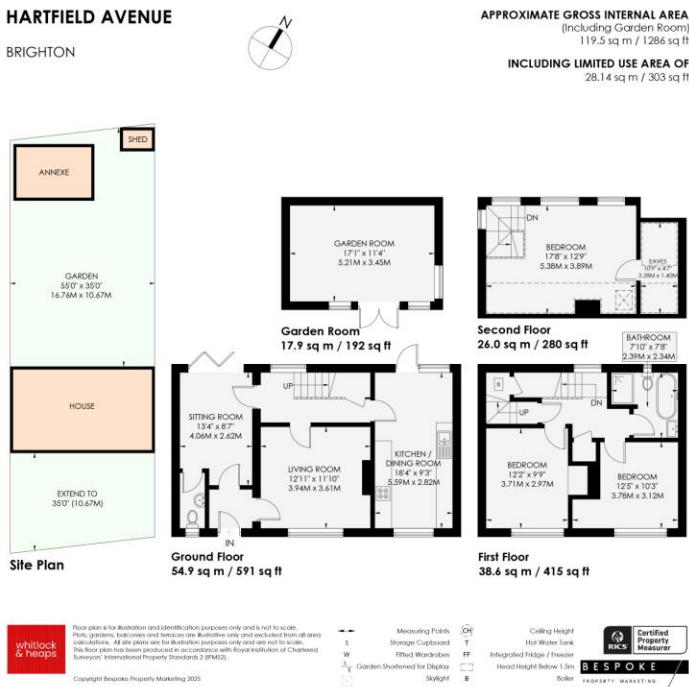
**BATHROOM** White suite comprising panelled bath with mixer tap, separate walk in shower, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, part tiled walls, UPVC double glazed window.

OUTSIDE

OFF STREET PARKING

**WEST FACING REAR GARDEN** Two paved patio areas with section of lawn.

**HOME OFFICE/GARDEN ROOM** UPVC double glazed French doors and windows to garden, 'Mitsubishi' air conditioning unit, power and light, fully insulated.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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