

1 Mountfields
Brighton BN1 7BT



£340,000 Freehold

- 3 bedroom/2 reception room family home
- Gas Central Heating
- Double Glazing
- EPC C72
- Vacant possession, No onward chain
- Currently has additional HMO license if interested in rental option
- Garage with power and light



A well presented Two storey 3 bedroom/ 2 reception room family home located in quiet residential area with good access to city centre/local schools/shops and Universities.

The property has no onward chain and is offered with vacant possession.

Modern kitchen with fitted appliances, good size North Westerly aspect level rear garden and a garage with own drive are all included in the sale.

The property has been let in the past and has an additional HMO license with Brighton council for Four persons so if you are looking for an investment property this may be of interest.

**Viewing Via Neil Sutherland Agents 152 Lewes Road
Brighton BN2 3LG
Tel 01273 626268 or email sales@neilsutherland.co.uk**

First floor

Hall	Access to bedrooms
Bedroom	3.51m x 3.21m (11'6" x 10'6")
Bedroom	3.31m x 2.05m (10'10" x 6'8")
Bedroom	3.11m x 2.08m (10'2" x 6'9")
Bathroom	White suite comprising bath with electric shower over, pedestal wash hand basin Low level W.C.

Ground floor

Hall	Stairs to first floor. Access to Lounge and kitchen.
Lounge	3.3m x 3.13m (10'9" x 10'3")
Kitchen	3.22m x 2.53m (10'6" x 8'3") Modern units with fitted appliances comprising Gas hob with extractor over, electric oven below, dishwasher, Fridge/freezer, Space/plumbing for washing machine
Dining room	3.49m x 2.57m (11'5" x 8'5") Door to enclosed lean to. Closed opening to Lounge
Garden	Rear: Northerly Westerly aspect. Approx. 43' deep Front: Lawned with private drive to garage giving off road parking
Garage	Access from private drive to front or from internal door from inside the property. Power and light.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation conducted via the agent between the two parties. Before coming to see a property buyers are advised to check availability of the same as a sale may have been agreed and further viewings may not be possible. For any other questions please contact the named agent NEIL SUTHERLAND 01273 62 62 68.

Photos 1 Mountfields



