

CONNAUGHT MEWS BRIGHTON BN2 3LT



Estate Agents



£485,000 - £500,000 FREEHOLD

Q Estate Agents are delighted to present this four-bedroom house located just off Melbourne Street on Connaught Mews. The mews is an attractive gated space with allocated parking, proximity to central Brighton, Brighton Station and the surrounding areas of Brighton and Hove. An array of great local schools are located nearby along with good transport links throughout the City.

The property itself is beautifully presented, entering you find yourself in the hallway which is modern and bright. The downstairs of the property has a great open plan flow with underfloor heating throughout. Large windows at either end of the property allow for plenty of natural light. The living room is modern and attractively decorated with wooden flooring and white walls. Ample amounts of space for sofas and storage before you get to the dining room area. The dining room area is central to both the lounge and kitchen allowing you to socialise between the rooms.

The kitchen is trendy and modern with lovely cream glossy units that offer a great amount of storage space. Also benefiting from an integrated dishwasher, oven, and hob. An additional bonus is the utility room which is located off the lounge, where you can find a washing machine and sink.

Double patio doors allow access out to the patio area which is perfect for a morning coffee or evening dinners in the sunshine.

The first floor you have a great central landing which allows access to three of the bedrooms and the family bathroom. The principal bedroom is a wonderful space, well decorated again with wooden flooring and fresh white walls. You have an abundant amount of space to create a bedroom which you can fully relax in. The second and third bedrooms are again a good size, thick cream carpet and white walls create a bright and relaxing space.

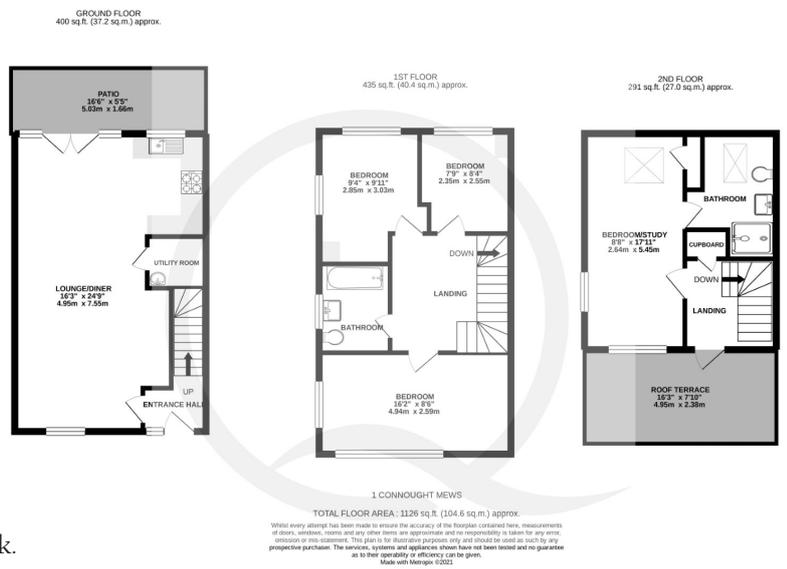
The second floor is a great space, the fourth bedroom could either be an additional bedroom which is comparable with the principal bedroom in size or as the current owners have set it up as a home office. Wooden flooring is present throughout with great amounts of light from Velux window and a floor to ceiling window. An additional cupboard is present which allows for great extra storage space. The en-suite bathroom is beautifully finished with large grey tiles throughout, and a modern white suite comprising of a WC, sink and walk in shower.

One of the best features of the property is the private roof terrace, a great space to relax and hideaway.

SALES | LETTINGS | VALUATIONS

In The Know...

Area: Band D (£2,054.22)
 Council Tax: B
 EPC Rating: B
 Floor Area: 104.6 sq.m. (approx.)
 Maintenance: Ad-Hoc Annually
 Station: Brighton Station (1.1 miles)
 Bus Stop: Melbourne Street (95 meters)
 Parking: Allocated Off Road Parking
 Primary School: St Martins C of E School (0.2 miles)
 Secondary School: Dorothy Stringer & Varndean School (1.6 miles)
 Local shop: Co-op (0.1 miles)
 Supermarket: Sainsbury's (0.1 miles)
 Local Gems: Black Rain Coffee Shop, Village, The Flour Pot Bakery, The Hartington, Butlers Wine Cellar, William Clarke Park.



*As provided by the vendor. All details should be checked and confirmed by



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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.