



Slinfold Close, Brighton, BN2 0YS
£550,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Slinfold Close, Brighton, BN2 0YS

£550,000

A delightful three-bedroom semi-detached house, arranged over three floors and complete with fantastic south-facing garden, off-road parking, and garage. Situated in this popular residential location, early viewing is highly recommended.

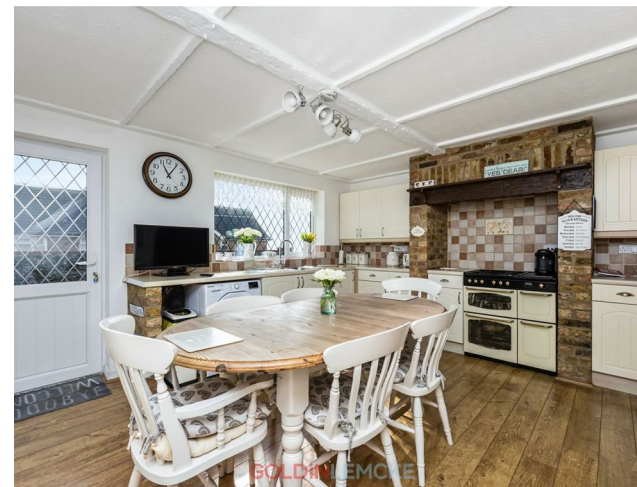




Further Information

The property is approached via a private driveway with parking for two cars which in turn leads to the garage. From here, there is an entrance porch, cloakroom, access to the garage, and south-facing living room with feature brick fireplace and desirable southerly views. Stairs lead down to the generously proportioned kitchen/diner with access to office/storage space and door to the rear garden. To the first floor, there is a family bathroom and three bedrooms – each with fitted storage cupboards. The property is presented in great decorative order throughout and benefits from delightful sea and rooftop views. Worthy of particular mention is the south-facing rear garden with both patio and lawned area, once again with fantastic sea views.

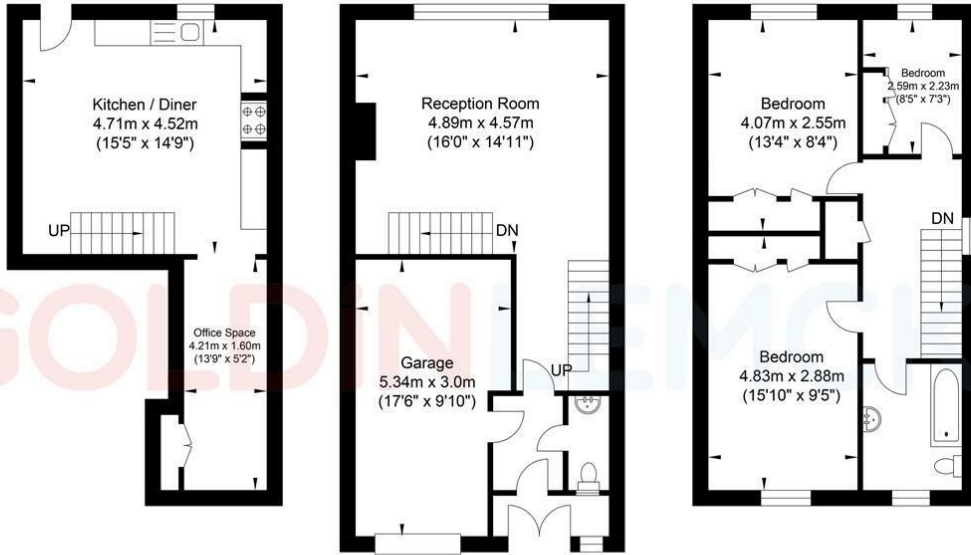
Royal Sussex County Hospital is a short stroll away as is Eastern Road with regular running bus services to Brighton city centre and Brighton mainline train station. Kemptown Village and the seafront are also within close proximity, offering an array of shops, bars and restaurants.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Slinfold Close



Approximate Floor Area
314.52 sq ft
(29.22 sq m)

Approximate Floor Area
524.20 sq ft
(48.70 sq m)

Approximate Floor Area
477.37 sq ft
(44.35 sq m)

Approximate Gross Internal Area = 122.27 sq m / 1316.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002