



48 SLINFOLD CLOSE

BRIGHTON, BN2 0YS

PET FRIENDLY. An immaculately presented three-bedroom semi-detached house offering spacious accommodation over three floors. Spanning an impressive 1,302 square feet, the property also boasts: two large reception rooms, perfect for either entertaining guests or a home office area, a great size kitchen diner with separate utility room, downs stairs cloakroom, newly fitted family bathroom and a garage with off street parking to front.

The standout features of this home has to be the south-facing garden and roof terrace which benefits from stunning views towards the sea, creating an ideal outdoor retreat.

No HMO licence.

**Nicholas
James**

SALES LETTINGS AUCTIONS







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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