



## 10 St. Marys Square

Brighton, BN2 1FZ

Guide Price £775,000

Guide Price £775,000 - £800,000

Entering through the secure gated entrance, the private road leads to the driveway of number 10 St Marys Square which provides off-road parking in addition to its large single garage. A front door opens into an entrance hall with stairs that immediately rise to a half landing where bedroom / study is to be found with its full length double glazed doors that overlook and provide access out into the flint walled rear garden, in addition to a utility room which has a range of storage units whilst providing the space and plumbing for appliances and further access out can be gained out to the rear garden.

Stairs rise to the first floor where there is a spacious L-shaped lounge/dining room which enjoys a southerly aspect through its UPVC double glazed windows. On a further half landing spanning the width of the house, is a well-equipped kitchen/breakfast room with its range of high gloss white fronted units that incorporate a host of integrated appliances, there is also a cloakroom. Stairs then rise to 2 further landings where three bedrooms are to be found, one with its en-suite shower room/WC and a spacious family bathroom/WC with its large corner bath.

- 3 / 4 Bedroom Mews House
- Secure Gated Development
- South Facing Lounge / Dining Room
- Fitted Kitchen / Breakfastroom
- Family Bathroom / W.C.
- En-Suite Facilities and Cloakroom
- Utility Room
- Large Single Garage & Private Drive
- Walled Garden & No Chain
- Council Tax Band F

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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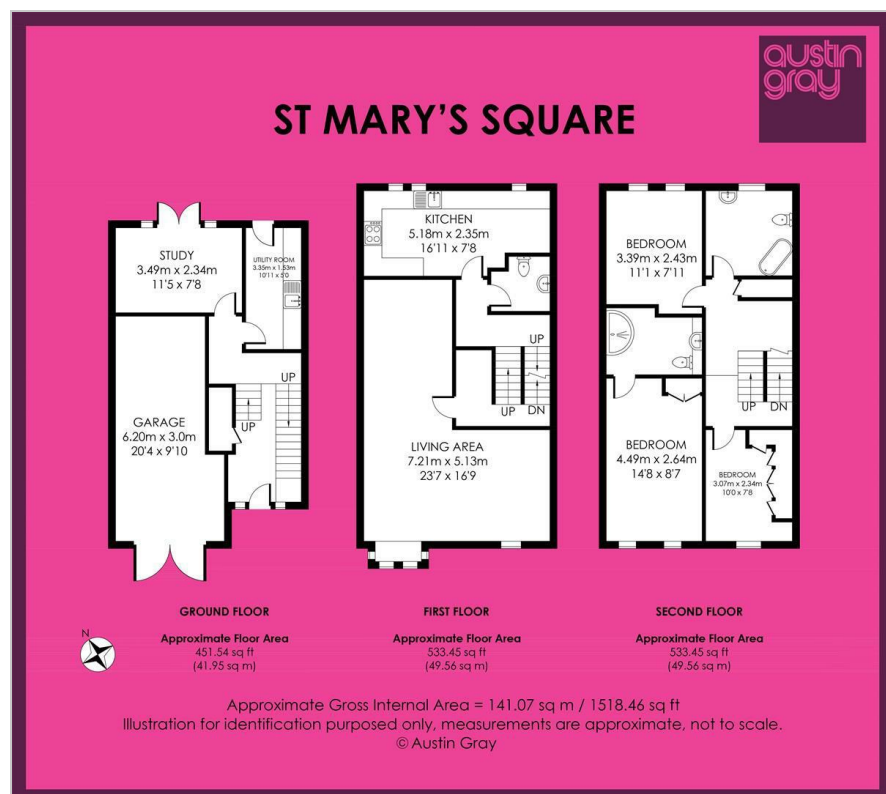
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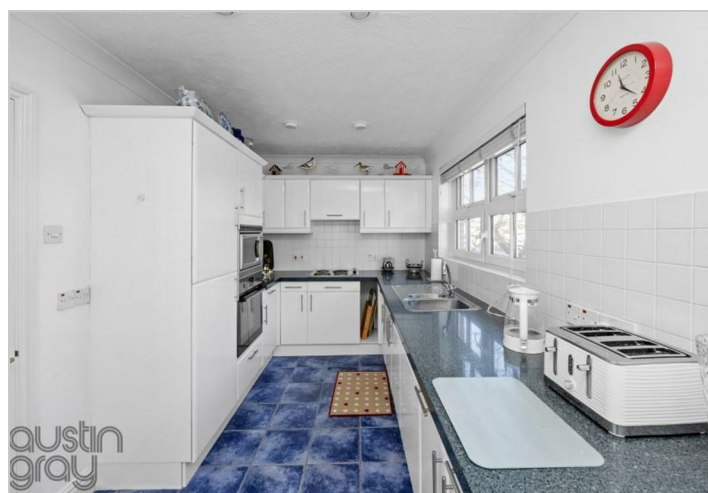
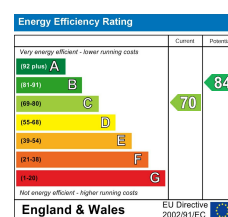
## Floor Plan



## Area Map



## Energy Efficiency Graph



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