

**Dear Reader,**

Welcome to the first of our December newsletters. The nights are drawing in and, dare I say, thoughts are turning to Christmas. There are lots of great events happening in Brighton & Hove to get you in a festive mood.

It's a time for family and friends but also reminds us of those less fortunate than ourselves, our community and how we can all play a part in improving it.

Regards,

David Maslen M.N.A.E.A.  
Director



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### **Taken For Granted?**

Houses, cottages, flats, apartments, maisonettes, studios, detached, semi, terraced - these are terms we as estate agents hear every day of our lives. They are the lifeblood of our business, but the common theme is they all represent the concept of "home".

We are privileged to be a nation of homeowners. Property, and house prices in particular, are right up there with the weather when it comes to conversation fodder. We can't get enough of it, and the perceived personal security offered by bricks and mortar continues to be a substantial creator of wealth. The clamour for more has pushed prices ever higher to the extent that there are now record numbers of people who cannot afford to buy, and rent instead.

Either way, we are all the lucky ones! Because whilst we have been focussing on what to buy or where to rent, most of us have been unaware of, forgotten, or, one has to admit, ignored the plight of the homeless. People who have been dealt a raw deal in life, and to whom house prices are irrelevant. As are en-suite bathrooms, choice of carpets, views from the bedroom, quality of kitchen fittings, proximity to the station, size of garden or a host of other attributes that we tend to take for granted.

Homelessness has many causes, such as family breakdown, redundancy, a criminal past, or even people who have represented their country in the armed forces but struggle to settle into civilian life. Each of these is a tragedy in its own right that is compounded further by homelessness.

This article is not an appeal for money. It is simply a reminder about our priorities, and to think of those who don't share the simple pleasures we take for granted, such as changing into something comfortable after work, watching TV on the sofa with our loved ones, enjoying a meal with friends, or simply getting into a cosy bed at night.






**NEWS – Beware: Expanding HIs**) become law for all properties from 14<sup>th</sup> December 2007. HIPs were introduced earlier this year for places that were three bedrooms plus but from mid December they become mandatory for anyone selling a property.

We've been providing HIPs since the legislation was introduced earlier this year and are fully equipped to extend this to all the properties we sell. For advice on HIPs, what they are and what you'll need to do, feel free to get in



For the latest advice on HIPs pop in, call on 01273 677001 or email

touch.	US.
<p><b>DATES FOR YOUR DIARY</b></p> <ul style="list-style-type: none"> <li>• <b>6<sup>th</sup> December 2007 - Christmas Ghost Tours</b> – Costumed guides take you on an after-dark tour around Brighton’s most haunted house.</li> <li>• <b>8<sup>th</sup> December 2007 - Christmas Sparkles Market</b> New Road, Brighton – New Christmas Market featuring festively decorated stalls, Santa’s grotto with gifts from Disneyland Paris, Christmas raffle, local entertainment throughout the day and much more.</li> <li>• <b>15<sup>th</sup> December - Tree Dressing</b> with Sussex Wildlife Trust - Use natural materials to decorate the Stanmer Park cedar trees, and listen to a wonderful wintery tale. Booking essential.</li> </ul> <p>N.B. Please check dates, times and venues before setting off</p>	  
<p><b>GET IN TOUCH</b></p> <p>At Maslen Estate Agents we want to make moving home as stress-free and enjoyable as possible. As one of Brighton’s leading independent estate agencies, our reputation is built on an ethos of honesty and integrity and always putting the customer first.</p> <p>Whether you are buying or selling, our professionalism and unrivalled knowledge of the local property market makes us a refreshing estate agent to deal with.</p> <p>Contact us by emailing, popping in to one of our offices or call us on 01273 677001.</p>	<p><b>For the latest Brighton properties or to get a market appraisal get in touch</b></p> <p><b>Click here or call us on 01273 677001</b></p>
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