

Dear Reader,

Welcome to our latest newsletter. April is coming to an end, so hopefully there will be a few less showers for us to contend with, but you never know with the English weather!

With this in mind, we're looking at how to make the most of your garden and the power of a good lawn when it comes to selling. If you aren't lucky enough to have a garden even a few window boxes can brighten up the outside of your home and make it look more appealing.

As well as the Brighton Festival being just around the corner, Brighton is also up for England's most musical city so get voting!

Enjoy the bank holiday!

Regards,

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



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A New Lawn? Turning your garden to green...

With the weather warming up our thoughts are turning to the great outdoors and what better than to enjoy your own little piece of England. Whether you are planning to sell or not, a great garden is a real asset and something to be proud of.

A good lawn is an obvious place to start and can transform a garden. The fast and easy option to improve a very poor lawn is simply to turf it, using rolls of turf. Whilst more expensive than seeding, this does give instant results and can be done before your first buyers come round. Also with a bit of attention, and some help from the sunshine, tidying your flower beds can transform your garden from looking like a jungle into an outdoor haven. Also give your garden furniture the once over while you're at it. Let people imagine themselves enjoying spending time in the garden, even if it's not something that appeals to you. Now that spring has arrived it is a great time to get out in the garden and put you green fingers to work!

Our top tips for laying the perfect lawn...

Turf can be laid at most times of year, as long as the site is not waterlogged,



frozen or during a drought, so check the weather forecast before you start.

First, remove any existing grass by under-cutting with a spade or, for larger areas you could hire a turf stripper. Then dig over or rotovate removing large stones, weeds etc.. Rake over the ground and firm down the soil either with your feet, or using a roller (you may already have one on the back of your lawnmower). The ground should be firm but not compacted.

Then sprinkle granules of preturf fertiliser over the area and lay the turf using staggered joints as with brickwork. Stand on a plank placed over turf you have just laid to avoid indentation, although if you do spot a hollow, simply peel back the turf and fill with topsoil. Trim off excesses with a long-bladed knife. Always keep the level of turf above any paving so you can mow up to the edge.

Fill any gaps between turfs with fine topsoil and brush over with a broom. Then roll once more and thoroughly water with a sprinkler. You should then water once a day for at least two weeks, during which time you should not walk on the grass.

Mow the new lawn using a high blade setting when the turf has rooted, i.e. once it cannot easily be lifted. Thereafter, mow regularly, each time removing no more than one third of the grass height until well established and fertilise after eight weeks from spring onwards.

NEWS – Brighton competes to be named England's Most Musical City

Brighton has been nominated by the Arts Council England to represent the South East in this year's Most Musical City competition.

The city of Brighton is a great place for music with a hugely eclectic range of styles celebrated including indie rock, high-camp pop, folk, punk, jazz and world music. With popular Brighton artists such as Fatboy Slim and the Kooks enjoying ongoing success. Did you know that ABBA stormed to Eurovision victory in our very own Brighton centre? Or that there are more woodwind players in the Southeast than anywhere else in the country?!

As well as the wealth of home grown talent we have on our doorstep, once a year the Brighton festival plays host to musical treasures from across the globe, with this year's festival brings us artists from Europe, the USA, Africa and South America.

The city also has a great range of musical venues and clubs and regular open air music events. From pub gigs to musical theatre, big names at The Dome and some of the world's biggest stars playing at the Brighton Centre.

Other cities fighting to win the title England's Most Musical City are Birmingham, Bristol, Colchester, Leicester, Liverpool, London, Manchester, Newcastle and Sheffield. You can vote for the winner at www.mostmusicalcity.co.uk so let's show our city some support...right here right now!



DATES FOR YOUR DIARY

- **3rd May 2008 – Children’s Parade** - Opening the Brighton Festival, the Parade has a theme of ‘children’s games’ this year! The procession starts at 10.30 am and runs from Sydney Street to Madeira Drive. It promises to be great event – no matter what your age!
- **4 May 2008 Mayday in Albion** - This bank holiday weekend come and celebrate our heritage at this traditional English Fayre in Queens Park. With games, sing-a-longs and county dancing throughout the day from 8 am onwards.
- **11th May 2008 – MG Regency Run** – Jointly organised by the MG Car Club and the MG Owners’ Club, this annual run from London to Brighton sees hundreds of MGs cruising along Brighton seafront. With cars varying from vintage classics to go-faster modern sporty numbers. From 11 am – 4 pm on Madeira Drive.

N.B. Please check dates, times and venues before setting off



GET IN TOUCH

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.

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.

To ease the process of buying and selling property further, we also have an independent mortgage advisor available to advise our customers on all aspects of taking a mortgage. We also offer conveyancing, advice on life assurance, critical illness policies, mortgage protection policies and buildings/contents insurance.

Contact us by emailing, popping in to one of our offices, or call us on 01273 677001.

For the latest Brighton properties or to get a market appraisal get in touch

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