

Spencer
& Leigh



2A Middleton Rise, Coldean, Brighton, BN1 9AN

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Price £320,000 - Leasehold - Share of Freehold

- Spacious three storey maisonette
- Two good size double bedrooms
- Main bedroom with en-suite shower & WC
- Private street entrance
- Large side and rear garden with garden room
- 18' living room with separate study space/office
- Modern fitted kitchen with balcony
- Private vehicle parking space
- 50% Share of Freehold
- No ongoing chain

Nestled in the charming area of Coldean, occupying an elevated corner plot is this delightful two-bedroom maisonette which features a perfect blend of comfort and modern living. Spanning an impressive 624 square feet, the property boasts a private street entrance, ensuring both privacy and convenience.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it ideal for culinary enthusiasts, finished off with a balcony and lovely views. The maisonette features two generously sized double bedrooms, one of which benefits from an en-suite shower room, providing a touch of luxury and convenience.

In addition to the well-appointed interiors, this property has a family bathroom with a modern suite conveniently placed next to the second double bedroom, ensuring that both residents and guests have their own facilities. The front and rear gardens offer a lovely outdoor space, perfect for relaxation or entertaining, while the garden room adds an extra dimension for hobbies or storage.

Parking is made easy with a designated space for one vehicle, a valuable asset in this desirable location. Furthermore, the property comes with a share of freehold and no ongoing chain, making it an attractive option for both first-time buyers and those looking to downsize.

This maisonette is not just a home; it is a lifestyle choice in a vibrant community, close to local amenities and the stunning landscapes of The South Downs National Park. Do not miss the opportunity to make this charming property your own.



Middleton Rise boasts a convenient parade of shops and a regular bus service to the city and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities including local shops, a pharmacy and doctors surgery are all easily accessible. Coldean also benefits from unrestricted 'on road' parking apart from days when the Amex stadium is in use: for these occasions the council issues a free permit per household.



Entrance

Stairs rising to First Floor

Sitting Room
18'11 x 11'

Kitchen
13'1 x 7'10

Balcony

Bedroom
11' x 9'2

Family Bathroom

Stairs rising to Second Floor

Bedroom
15'10 x 11'11

En-suite Shower Room/WC

OUTSIDE

Garden Room
9'10 x 8'0

Private Side and Rear Gardens

Property Information
107 years remaining on lease (SOF)
No Service Charge or Ground Rent
50% of exterior
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Parking Space and un-restricted on street parking
Broadband: Standard 4 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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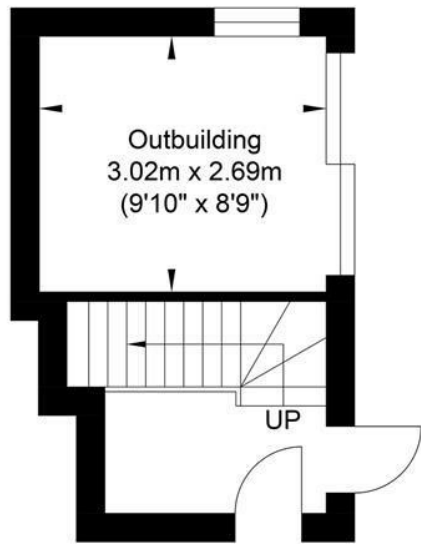


Council:- BHCC
Council Tax Band:- A

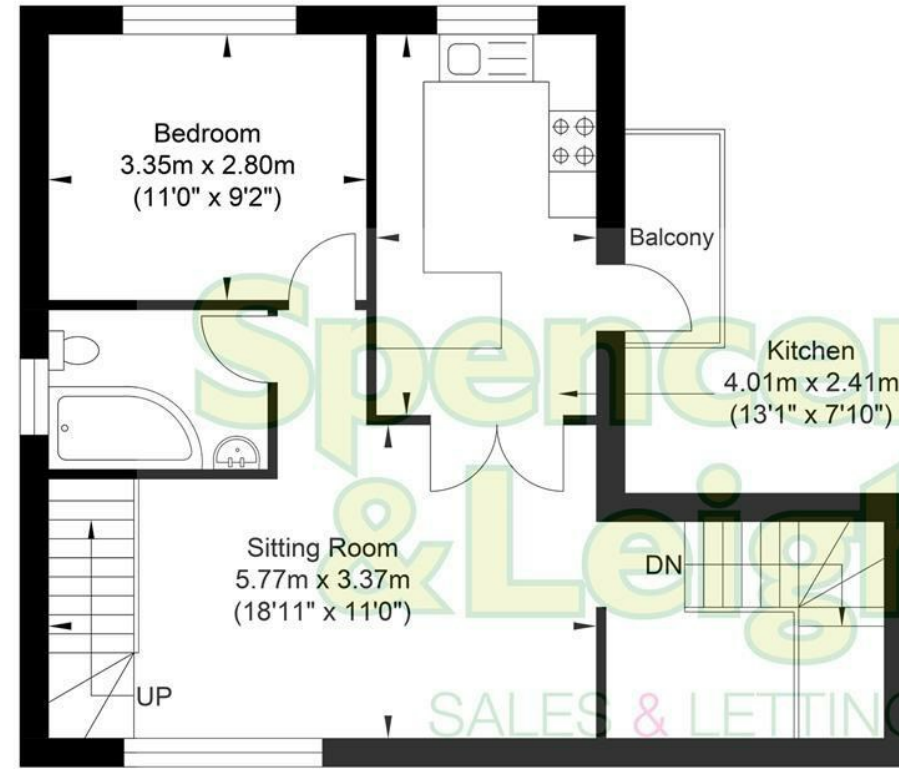
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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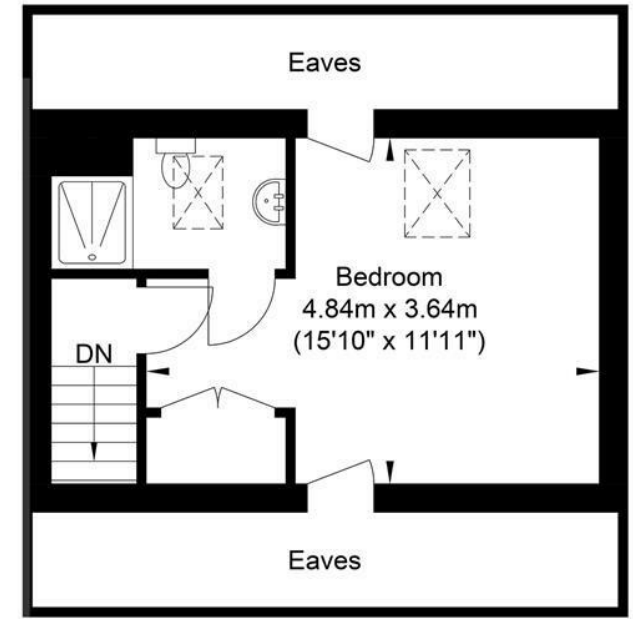
Middleton Rise



Ground Floor
Approximate Floor Area
59.84 sq ft
(5.56 sq m)



First Floor
Approximate Floor Area
534.53 sq ft
(49.66 sq m)



Second Floor
Approximate Floor Area
226.04 sq ft
(21.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 76.22 sq m / 820.41 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.