



70a, Trafalgar Road, Brighton, BN41 1GR

Spencer  
& Leigh



70a, Trafalgar Road,  
Brighton, BN41 1GR

## Offers In The Region Of £300,000 - Leasehold - Share of Freehold

- Attractive period maisonette
- Two bedrooms (one double and one single)
- Office/summer house in the garden
- 13' Bay fronted living room
- Beautifully presented throughout
- Modern fitted kitchen with useful island/breakfast bar
- Share of freehold, low outgoing and good length lease
- West facing rear garden with convenient rear access
- Internal inspection considered essential
- Easy access to mainline stations, shops and the sea front

This immaculate maisonette offers a delightful blend of comfort and style. Spanning an impressive 605 square feet, the property features a well-proportioned reception room, perfect for both relaxation and entertaining. The two bedrooms provide ample space for restful nights, with the larger main bedroom being on the ground floor and the second bedroom/study being on the first floor, while the modern bathroom ensures convenience for daily living.

One of the standout features of this property is the west-facing garden, which invites an abundance of natural light and creates a serene outdoor space to unwind. The garden also boasts a summer house that can serve as a versatile office or a tranquil retreat, making it ideal for those who work from home or simply wish to enjoy a peaceful environment.

With a share of the freehold, this maisonette offers a sense of ownership and stability, complemented by low outgoing that make it an attractive option for both first-time buyers and those looking to downsize. The location is superb, providing easy access to local amenities including Portslade mainline station, Boundary Road and the vibrant atmosphere of Brighton.

This property is not just a home; it is a lifestyle choice, offering a perfect balance of modern living and outdoor enjoyment. Do not miss the opportunity to make this delightful maisonette your own.



Situated in the heart of Portslade, the location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Private Entrance

Entrance Hallway

Living Room

13'11 x 12'4

Kitchen

11'2 x 7'6

Bedroom

11'10 x 9'11

Stairs rising to

Landing

Bedroom/Study

7'11 x 5'3

Bathroom

OUTSIDE

West facing rear garden

Summer House

13'0 x 8'7

Property Information

106 years remaining on lease

Service Charge - As and when- 50% share

Ground Rent: Zero

Council Tax Band A: £1,637.19 2024/2025

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800

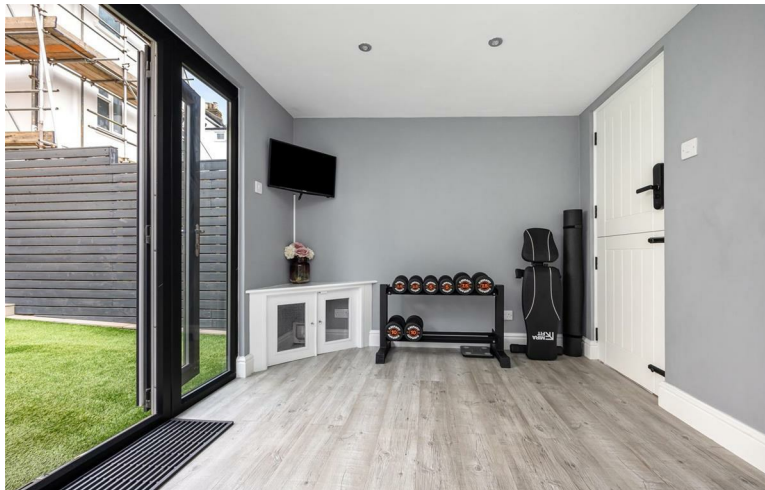
Mbps available (OFCOM checker)

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
& Leigh**



## Trafalgar Road



Summer House  
Approximate Floor Area  
112.0 sq ft  
(10.4 sq m)

Ground Floor  
Approximate Floor Area  
476.0 sq ft  
(44.22 sq m)

First Floor  
Approximate Floor Area  
129.0 sq ft  
(12.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 56.2 sq m / 605.0 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.