



148 Ditchling Road, Brighton, BN1 6JA

£400,000 Share of Freehold

This beautifully presented 2 double bedroom, first and second floor maisonette is ideally located in the SOUGHT AFTER Roundhill area of Brighton. Perfectly positioned for easy access to London Road and Brighton mainline stations, the city centre and a superb selection of independent cafés and shops, it's also within catchment for some of the city's highest rated primary and secondary schools. The property boasts a wealth of features, including a STYLISH KITCHEN with double doors opening onto a private balcony and a well-maintained REAR GARDEN — perfect for entertaining or relaxing. A generous bay-fronted lounge provides a BRIGHT, AIRY living space, while the master bedroom enjoys FAR REACHING VIEWS across Brighton. Blending period charm with modern design, this maisonette is ideal for young couples or families seeking both character and convenience. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents



Communal front door to:

**Communal Hallway**

Personal front door to:

**Hallway**

Stairs rising to first floor, stairs rising to second floor, wood effect flooring, radiator, doors to all rooms.

**Kitchen**

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for oven, space & plumbing for washing machine, space for fridge/freezer, laminate flooring, window to side, doors to rear.

**Bathroom**

Low level close coupled WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, tiled walls, laminate flooring, recessed spotlights, window to side with frosted glass.

**Bedroom**

Sash window to rear, radiator, built in storage cupboard housing wall mounted 'Vaillant' boiler.

**Lounge/Dining Room**

Sash bay window to front, radiator, wood effect flooring, feature fire surround.

**Second Floor Landing**

Eaves storage cupboard, door to:

**Bedroom**

4 x eaves storage cupboards, radiator, wood effect flooring, 2 x Velux windows to front & rear with stunning views over Brighton.

**Outside**

**Garden**

Decked balcony with steps leading down to a patio seating area, enclosed by timber fencing.

**Total approx floor area**

774 sq.ft. (71.9 sq.m.)

**Parking Zone J**

**Council Tax Band A**

**V 2**

*What the owner says:*

*"When we bought this property 12 years ago we didn't know how much light we would get and how important to us a bright living space can be.*

*This is the sunniest property we ever lived in with the morning light shining through the kitchen and downstairs bedroom/office. The spacious lounge is then bathed in golden light in the afternoon/evening, perfect to watch the world go by, read and relax. The spacious bedrooms and lounge are very flexible especially when working from home and allows us to be in different parts of the house. We also use the upstairs master bedroom as an office and mini gym. It's like being in a treehouse with views of the Downs and the sea. Being a top floor flat means we have no neighbours above us, but we still a balcony AND a private outdoor lounge down a few steps. The property is perfectly situated in a residential area between the seafront and the south downs. There are 3 buses right in front, an Aldi & a Sainsbury supermarket, B&Q, Hobbycraft, the Open Market and many other shops minutes away. The Level and Preston park offer large green spaces on our doorsteps with many events. The council tax is the lowest band A."*







GROUND FLOOR  
(281 sq ft / 261 sq m approx.)

FIRST FLOOR  
(281 sq ft / 261 sq m approx.)

SECOND FLOOR  
(281 sq ft / 261 sq m approx.)



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TOTAL FLOOR AREA: 774 sq ft (71.9 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Netplan 12/2022

#### 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	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
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