

## Marshalls Row, Brighton, BN1 4JU

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft

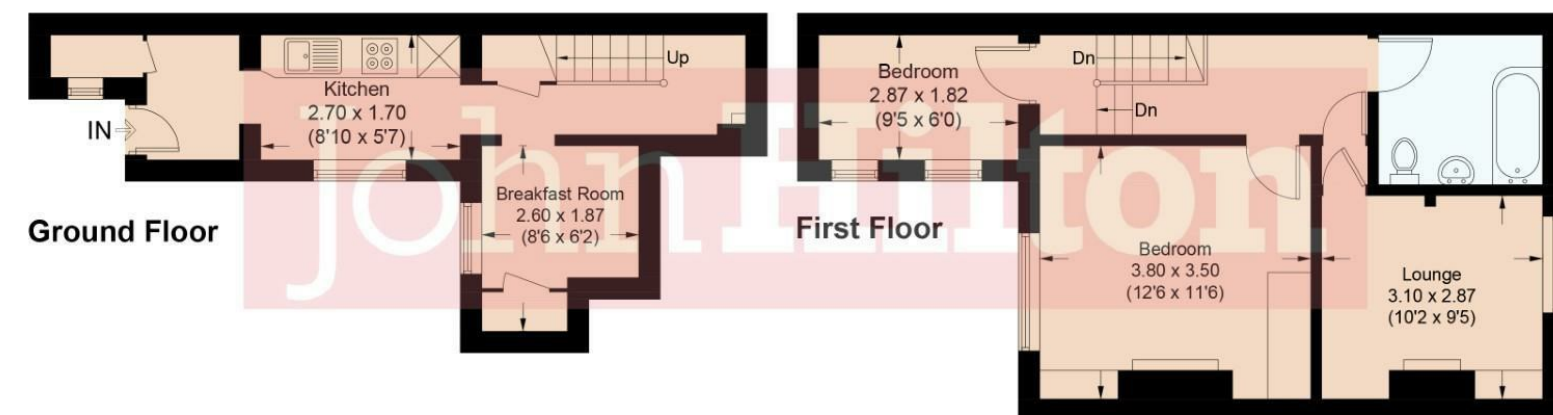


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 657.00 sq ft

9-10 Marshalls Row, Brighton, BN1 4JU

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## £350,000 Leasehold





## 9-10 Marshalls Row, Brighton, BN1 4JU

Situated in a tucked away and quiet location just off London Road close to the Open Market in a mews-style gated development. A delightful maisonette arranged over two floors with its own separate entrance, the property could be described as being almost a house! Very well presented and finished in modern neutral tones with engineered oak flooring, newly fitted kitchen with integrated appliances and recently upgraded bathroom with claw-foot bath and raised shower head over. The property benefits from a separate lounge plus dining room close to the kitchen and is being sold with a long 997-year lease with low outgoing. Convenient and central location within a short stroll of Brighton Station and well served for local shops, coffee shops and eateries. An ideal bolt-hole tucked away from the hustle and bustle of city centre living, this would make an ideal first time buy or buy to let with Airbnb possibilities. Being sold with no onward chain.



### Approach

Gated access with intercom entry to the side of Specky Wren Opticians, pathway leading to separate street entrance.

### Entrance Hall

Tiled floor, recessed utility cupboard with plumbing for washing machine, intercom entryphone.

### Kitchen

2.70m x 1.70m (8'10" x 5'6")

Engineered wood flooring, modern fitted kitchen with handleless units at eye and base level, stone worktops with metro style tiled splashback, inset ceramic sink with brass mixer tap, built-in oven, induction hob, retractable extractor over, integrated dishwasher and fridge freezer, side window.

### Inner Hallway

Engineered wood flooring, stairs to first floor with built-in storage cupboard under.

### Breakfast Room

2.60m x 1.87m (8'6" x 6'1")

Engineered wood flooring, recessed cupboard housing combi boiler.

### First Floor Landing

Split-level with engineered wood flooring, entrance to loft space.

### Lounge

3.10m x 2.87m (10'2" x 9'4")

Engineered wood flooring, window overlooking Baker Street, feature period fireplace, built-in low-level cupboard.

### Bedroom

3.80m x 3.50m (12'5" x 11'5")

Engineered wood flooring, feature period fireplace, open style wardrobes with hanging rail and shelving, window to front.

### Bedroom


2.87m x 1.82m (9'4" x 5'11")

Engineered wood flooring, two side windows, fitted wall hanging rails.

### Bathroom

Metro tiled walls, claw foot bath with Victorian mixer tap, raised shower head over plus hand shower, shower screen, curved vanity sink unit, storage cupboard, stone counter and mixer tap, low-level WC, column-style radiator incorporating heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		55
(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 

Council Tax Band: **A**

- Central Location
- Tucked Away Position
- Set Back Gated Development
- Beautifully Presented
- Bathroom & Kitchen Upgraded in 2024
- Two Bedrooms
- Two Reception Rooms
- Close Proximity to Brighton Station
- Long 997-Year Lease
- NO ONWARD CHAIN