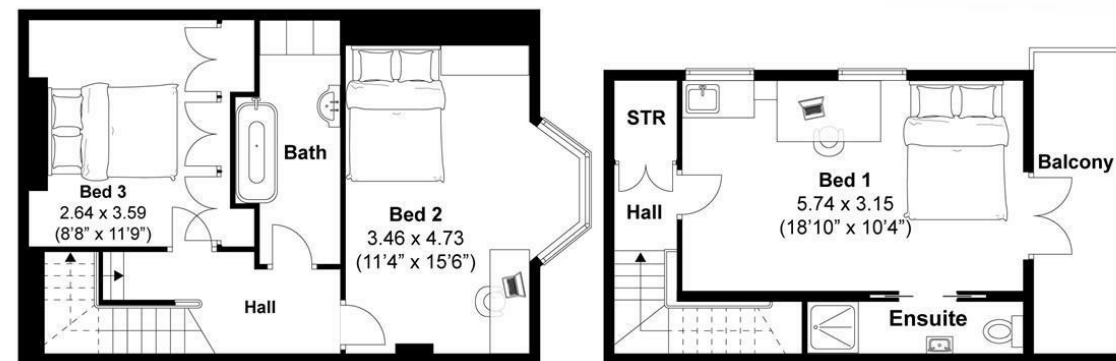


Victoria Road, Brighton  
Approximately 128.5 sqm (1383.1 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

Created by CENES  
www.cenes.co



Total Area Approx 1383.10 sq ft

22A Victoria Road, Brighton, BN1 3FS

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £725,000-£750,000**  
**Leasehold - Share of Freehold**

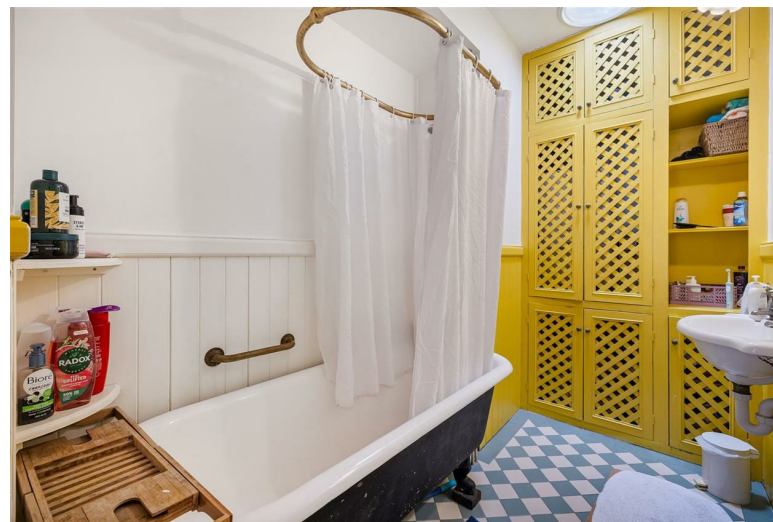




## 22A Victoria Road Brighton BN1 3FS

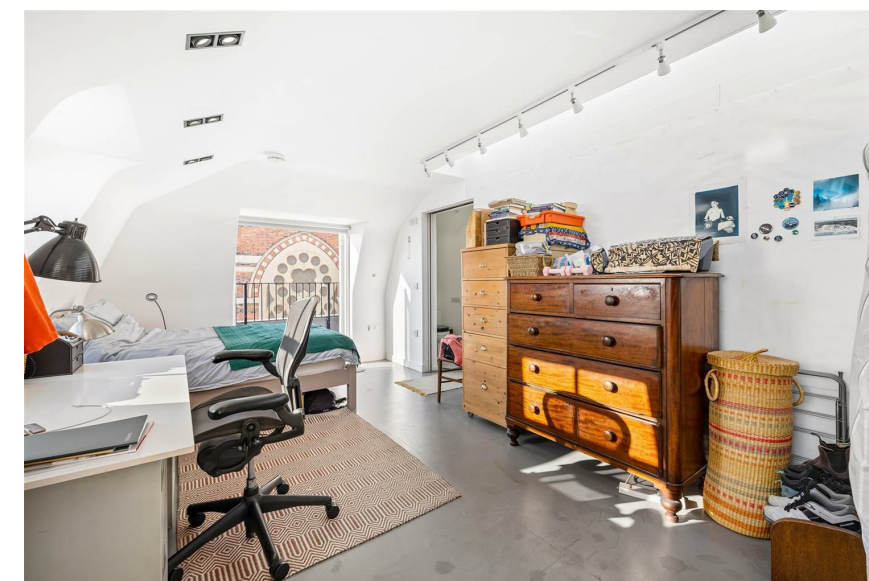
\*\*\* GUIDE PRICE £725,000-£750,000 \*\*\*

John Hilton's are delighted to offer this bright and spacious maisonette which spans just under 1,400 sq ft and is set in a period Victorian conversion with spectacular views across Brighton to the coast. With three bedrooms and two bathrooms, the property also benefits from original floorboards, bay windows and period features throughout.



Natural light floods the living room from its floor-to-ceiling bay window which has fitted shutters and gives access to a south-westerly balcony with views towards the sea, along with a feature brick fireplace with working woodstove burner, marble surround and hearth, and built-in shelving.

The well-equipped kitchen has a range of units at eye and base level with matching corner shelving, wooden worktops, space for a range-style cooker with extractor hood over, space and plumbing for a washing machine and dishwasher, ample space for a dining table, and a large sash window offering southerly rooftop views.



Each of the three double bedrooms enjoys breathtaking views across Brighton, the main bedroom on the top floor having a private west-facing balcony and Juliet doors along with a sink, small work surface with space for an under-counter fridge, and an en-suite shower – perfect for visiting guests or a teenager's self-contained accommodation. The smaller of the three bedrooms has built-in storage and shelving, and there is also a further family bathroom with freestanding bath and built-in storage.

Both Brighton and Hove train stations are within walking distance, as are the beach and the city centre with its many cafes, restaurants, high street and independent shops and amenities, and there are also excellent bus services nearby.

Viewing is highly recommended to truly appreciate the size, charm and convenience of this city centre home.



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	
		76
	63	

Council Tax Band: **C**

- Bright & Spacious Maisonette
- Share of Freehold & Long Lease
- Three Double Bedrooms
- Two Bathrooms (One En-Suite to Main Bedroom)
- Large Living Room with Floor-to-Ceiling Bay Window
- Two Balconies
- Stunning City & Sea Views
- Separate Kitchen/Dining Room
- Convenient City Centre Location
- Walking Distance to Seafront, Amenities & Mainline Station