

Mafeking Road, Brighton, BN2 4EL

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

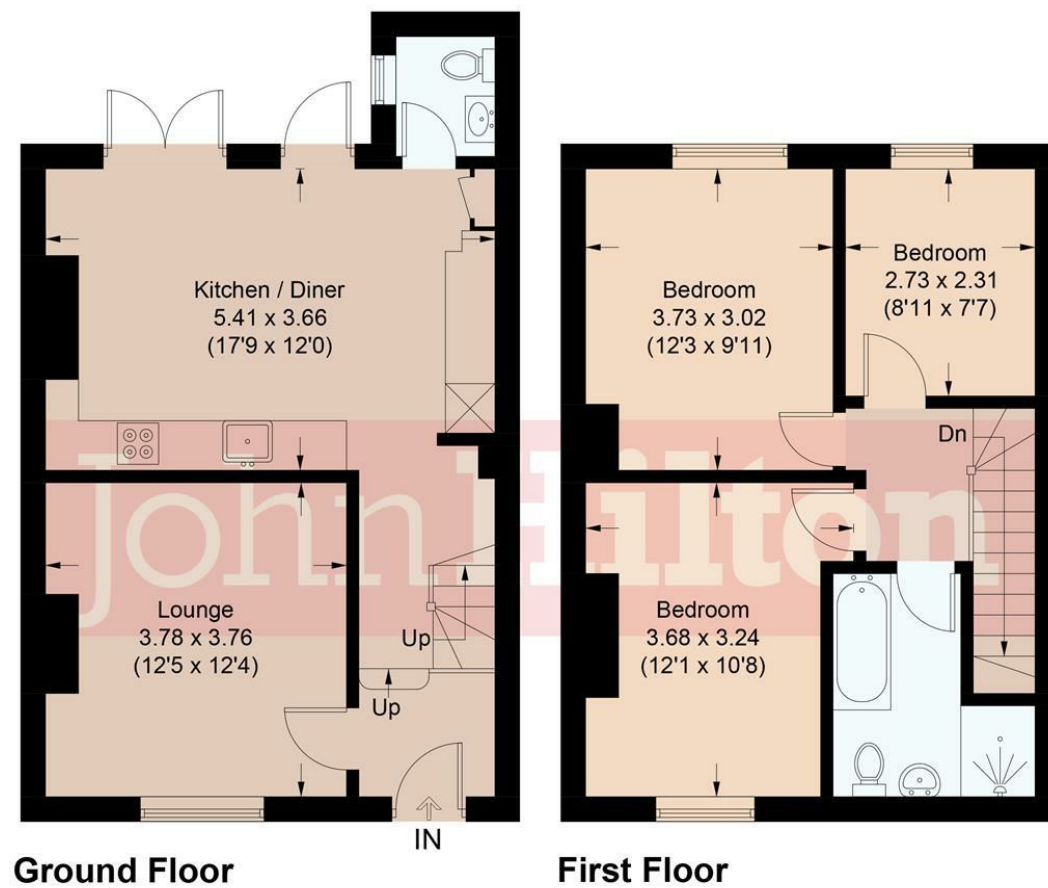


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 917.00 sq ft

28 Mafeking Road, Brighton, BN2 4EL

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Offers In The Region Of £425,000
Freehold



28 Mafeking Road, Brighton, BN2 4EL

Refurbished in 2020, a three bedroom terraced house for sale in a popular residential area. The house was extensively renovated, including rewiring, new central heating system, new windows and doors, and all internal walls were re-plastered and externally re-rendered. Other works included a stylish kitchen/dining room with integrated appliances and bathroom with bath and walk-in shower plus separate ground floor WC. Generously sized and low maintenance landscaped rear garden and delightful panoramic views of the surrounding area from the front. Located just off the Lewes Road and close to all amenities and excellent transport links. Ideal for first time buyers and young families. No onward chain.



Approach

Raised front garden infilled with slate chippings and walled boundaries. Steps ascending to front door.

Entrance Hall

Split-level with wood laminate flooring and storage area beneath the staircase which is currently in use as a study area.

Lounge

3.78m x 3.76m (12'4" x 12'4")
Wood laminate flooring with a high ceiling and double glazed window to the front with panoramic views of the surrounding area.

Kitchen/Diner

5.41m x 3.66m (17'8" x 12'0")
Wood laminate flooring and dark grey fitted kitchen with brass door knobs. Units at both eye and base level plus a larder style unit. Solid wood worktops with metro tiled splashbacks, inset ceramic butler sink with brass mixer taps, built-in oven, induction hob with matte black canopy extractor over. Integrated washing machine, dishwasher and fridge freezer. Vertical column style radiator, French doors and additional glazed door to garden.

Separate WC

Tiled floor and metro tiled walls. Wash basin with mixer tap with storage cupboard below and low-level WC.

First Floor Landing

Fitted carpet and access to loft space with glass loft hatch.

Bedroom

3.68m x 3.24m (12'0" x 10'7")
Fitted carpet with window to the front which has delightful panoramic views of the surrounding area.

Bedroom

3.73m x 3.02m (12'2" x 9'10")
Fitted carpet with window overlooking rear garden.

Bedroom

2.73m x 2.31m (8'11" x 7'6")
Fitted carpet with window overlooking rear garden.

Bathroom

Shower enclosure with matte black shower tray, tiled surround and raised shower head. Panel-enclosed bath with mixer tap and hand shower attachment. Wash basin with mixer tap and storage drawers under, low-level WC, heated towel rail and tiled floor.

Rear Garden

Generously sized with paved patio, ascending steps with sections to each side infilled with slate chippings. Artificial lawn and raised decked terrace at the rear. Predominantly fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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: **C**

- Refurbished in 2020
- Three Bedroom Terraced House
- Generously Sized Rear Garden
- Stylish Kitchen/Dining Room
- Separate Lounge with High Ceiling
- Luxury Bathroom with Shower
- Additional Ground Floor WC
- Well-Proportioned Bedrooms
- Delightful Views at the Front
- Popular Residential Area