

## Upper Lewes Road, Brighton, BN2 3FE

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft

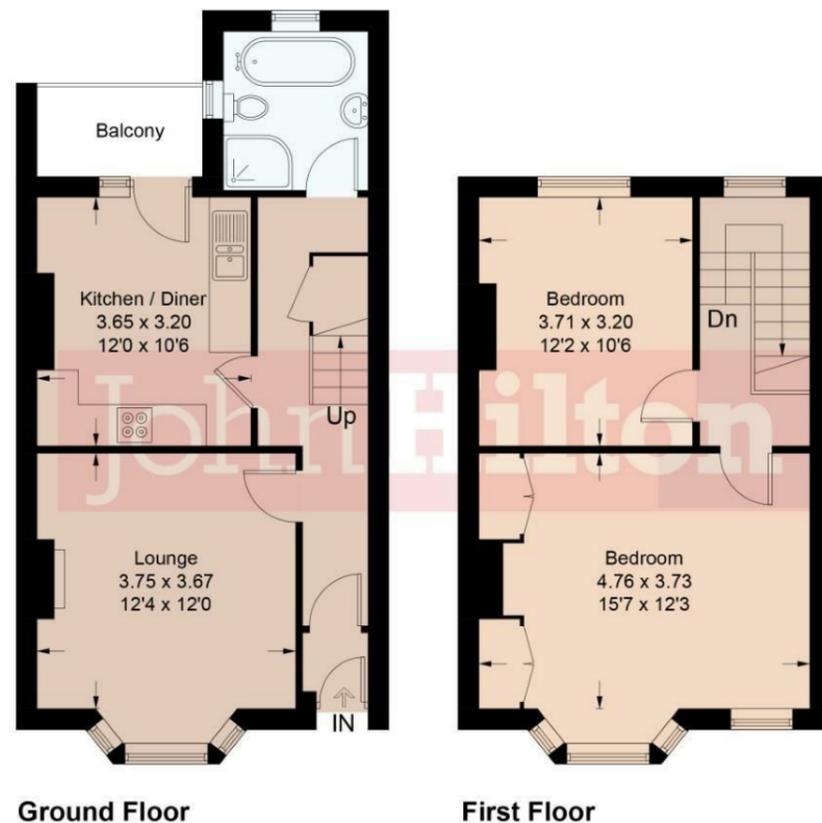


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 836.00 sq ft

108 Upper Lewes Road, Brighton, BN2 3FH

To view, contact John Hilton:  
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**Offers In The Region Of £375,000**  
**Leasehold - Share of Freehold**



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# 108 Upper Lewes Road Brighton BN2 3FH

This stylish and well-presented two-bedroom ground and first floor maisonette forms part of a period conversion, just a 15-minute walk from Brighton Station, and is being sold with a Share of Freehold.

Accessed via its own private street entrance, a vestibule with mosaic tiled floor leads into the entrance hallway with useful understairs storage, and luxury vinyl tiled flooring that extends through to the lounge with period features including fireplace, original ceiling coving and bay window to the front. The well-laid-out kitchen/diner has fitted wall and base units, oak work surfaces, ceramic 1.5-bowl sink, gas hob with oven below and extractor over, 'Vaillant' combi boiler plus space and plumbing for washing machine, dishwasher and fridge-freezer. A door leads out to the covered balcony which has built-in seating with storage space underneath, timber balustrades and south-easterly views across neighbouring gardens towards Brighton Racecourse. To the rear of the property, the bathroom comprises a freestanding roll-top bath tub and separate shower enclosure with raised shower head over plus hand-held shower attachment and tiled surround, along with low-level WC and wash basin. The room has a dual aspect and part-wood-panelled walls with attractive tiled floor.

To the first floor you have two double bedrooms, the main bedroom having built-in wardrobes, natural wood floors and bay window to the front with window seat and storage under, while the second bedroom is recently carpeted and offers views of the surrounding area. From the first floor landing there is access to the loft space which is partly boarded.

The property is very conveniently located with local amenities nearby as well as regular buses into the city centre.

Viewing is highly recommended.



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- Two-Bedroom Maisonette
- Ground & First Floors with Private Entrance
- Balcony with Seating & Storage
- Beautifully Presented Interior
- Kitchen/Diner
- Stylish Bathroom with Tub & Shower
- Convenient & Central Location
- Local Amenities & Bus Services Nearby
- Walking Distance to Brighton Station
- SHARE OF FREEHOLD

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	
	78
	68
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **B**