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77 Maldon Road

Brighton, BN1 5BD

£720,000

A pretty mosaic tiled path leads past a small front patioed garden and to a covered entrance with the front door that opens into the entrance hall, which has oak flooring and carpeted stairs leading to the first floor. A through sitting room has oak flooring and a log burner to the front, adorned with an attractive herringbone tiled surround, whilst at the opposite end is study / play area with fitted storage and feature panelled wall.

Sitting beneath the stairs is a cloakroom whilst spanning the full width of the house and the rear is a beautiful extended kitchen / dining / family room with bi-folding doors that overlook and lead out into the landscaped West facing Rear Garden. The kitchen provides a wealth of integrated appliances, including an oven, induction hob, hood, fridge, freezer, dishwasher, washing machine and tumble dryer, all complimented by amply fitted storage spanning two sides of the kitchen leaving space for a large dining table, chairs and sitting area.

The first-floor landing provides access to a roof space, which allows the opportunity to create additional accommodation if required (SNPP). On the first floor there are two double bedrooms, the main overlooking the front, whilst the second enjoys a Westley facing aspect. On the half landing is a third double bedroom overlooking the westly facing rear garden below, whilst there is a modern white family bathroom with its enamel bath and fitted shower.

- Newly Fitted UPVC Windows
- Fully Integrated Kitchen with Fridge, Freezer, Dishwasher, Washer, Dryer, Induction HOB, Oven and Hood
- West Facing Garden
- Moments From Preston Park Station, Bus Routes and Renowned Schools
- Option For Loft Conversion (SNPP)
- Open Plan Kitchen/Dining Room
- Modern Family Bathroom
- Thoughtfully Refurbished
- Council Tax Band: D

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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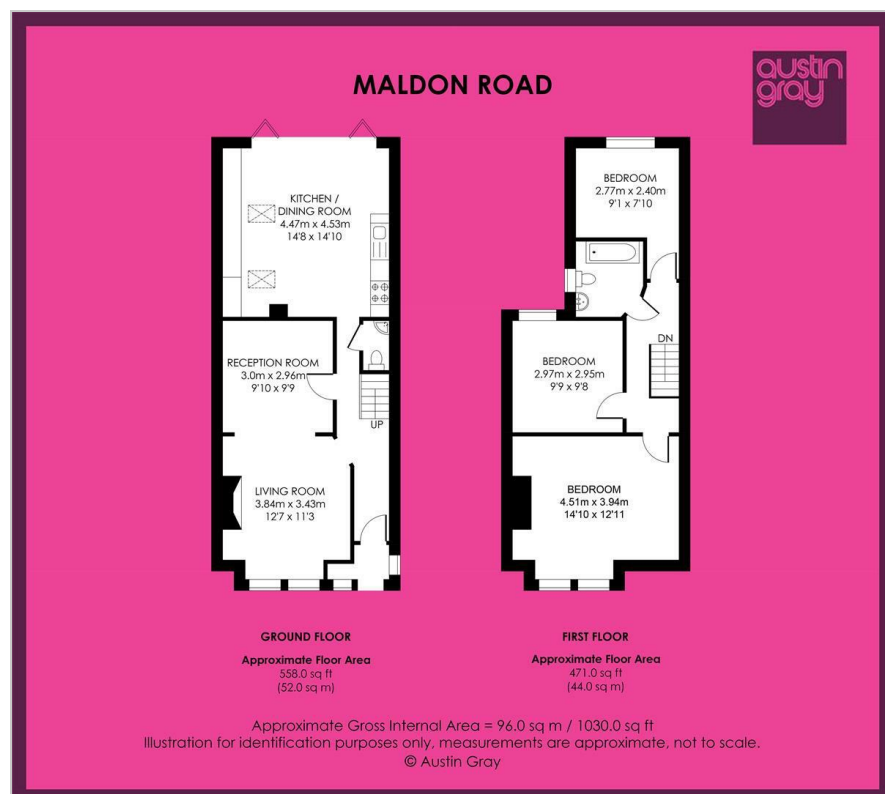


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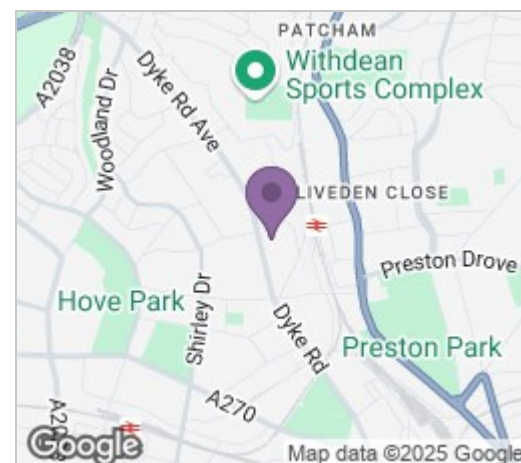


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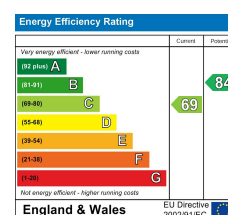
Floor Plan



Area Map



Energy Efficiency Graph



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