



115 Maldon Road
Brighton, BN1 5BD

Pearson
Keehan



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Guide price £700,000

A charming and well-appointed four bedroom family home that spans over three storeys. Situated in a highly popular residential area, this homely property has some lovely period features and enjoys a delightful west facing garden.

Stepping inside, serving the ground floor is the expansive bay-fronted living/dining room that provides the perfect space to unwind in front of the modern gas stove. Being generously proportioned this room boasts timeless cornicing and has plenty of room for dining too.

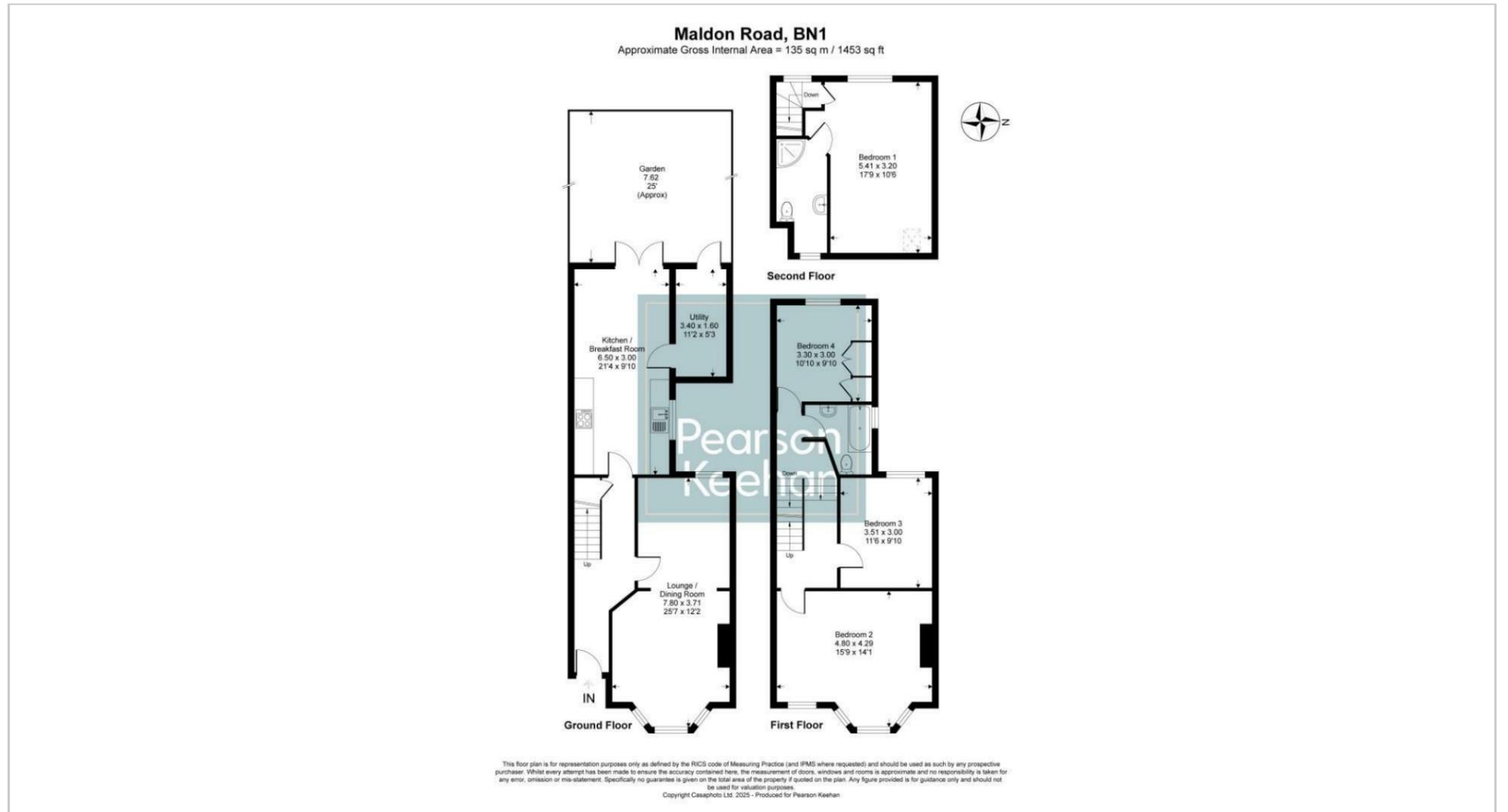
To the rear, is the generously sized kitchen which measures 21 ft in length and pours in an abundance of natural light via its fully glazed French doors. With plenty of space for dining too, you can enjoy a morning coffee whilst looking out on to the garden. A handy utility room is set-off the kitchen which provides a further storage. The kitchen also has full planning permission to extend to the side to create a spectacular room (plans available on request).

Moving upstairs to the first floor, a white tiled bathroom can be found along with three bedrooms. The large front bedroom has a light and airy feel and boasts Victorian panelled built-in wardrobes. Completing the accommodation on the top floor, there is another large double bedroom that comes complete with en suite shower room and enjoys a distant sea view.

Outside, the quaint west facing walled garden is mainly laid to lawn with a paved patio area for outside dining. Enjoying plenty of sunshine, the garden offers plenty of space for summers bbq's and family entertainment.

Located in the highly desirable Tivoli district just off Dyke Road, this area offers exceptional convenience, with Preston Park railway station is less than a 10 minute walk away providing fast and frequent connections to London and Gatwick. It also boasts easy access to the A27, A23, Dyke, while regular bus services offer direct routes to the city centre, Churchill Square, and Brighton's iconic seafront and promenade.

The district is well-served by both state and independent schools, making it ideal for families. Nearby amenities include the Pavilion and Avenue Tennis Club, Withdean Sports Stadium, Dyke Road Park, and Hove Park, all offering a wide range of recreational facilities.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

