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Maldon Road

Brighton, BN1 5BD

Guide price £775,000

This charming, modern bay-fronted terrace house is located in the highly desirable area close to Preston Park train station. The property boasts an extended open-plan kitchen that seamlessly flows out to a south-west facing garden, and a lovely through sitting room with period features.

Maldon Road is a picturesque, tree-lined street in the popular Tivoli area, situated near Dyke Road. It offers easy access to the bustling cafés and shops of Seven Dials, as well as an excellent selection of well-regarded local schools and railway stations, making it an ideal purchase for commuters.

The accommodation, spread over two well-presented floors, has been extensively improved by the current owner. The property features a period entrance hall, a spacious living room with a square bay window fitted with Venetian shutters, and a cosy log burner. This room leads gracefully into a dining space or children's play area, which features detailed wood panelling on one wall and fitted wardrobes.

The kitchen has been extended into the side return, creating a bright and spacious open-plan living space. It is superbly presented with a range of units, quality stonework surfaces, and full-height bi-fold doors that open directly to the garden.

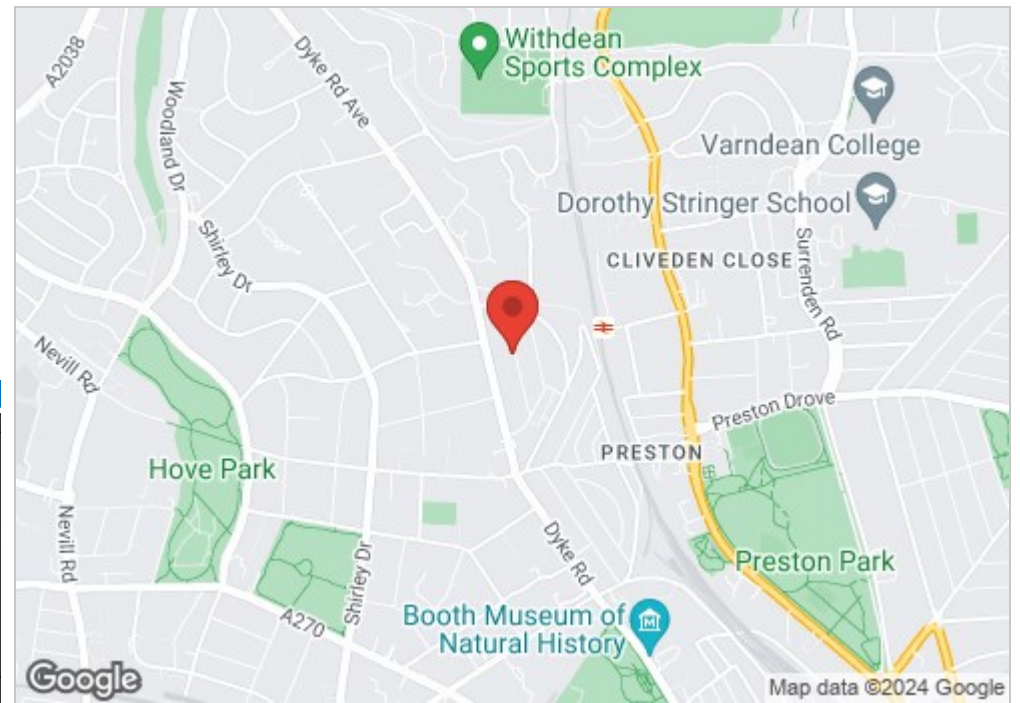
Upstairs, a spacious landing leads to the full-width principal bedroom, which features a square bay window to the front, a stunning feature panelled wall behind the bed, ample space for wardrobes, and fitted shelving on either side of the chimney breast. The second bedroom is a generous double room with a double-glazed window to the rear. The family bathroom has been updated with white tiles and a bath with shower over. Bedroom three offers lovely views over the green open space at the rear.

The garden, which flows beautifully from the kitchen on the same level, faces south-west, making it a perfect suntrap. It backs onto the local reservoir, providing an open feel and the advantage of no houses overlooking from the rear.

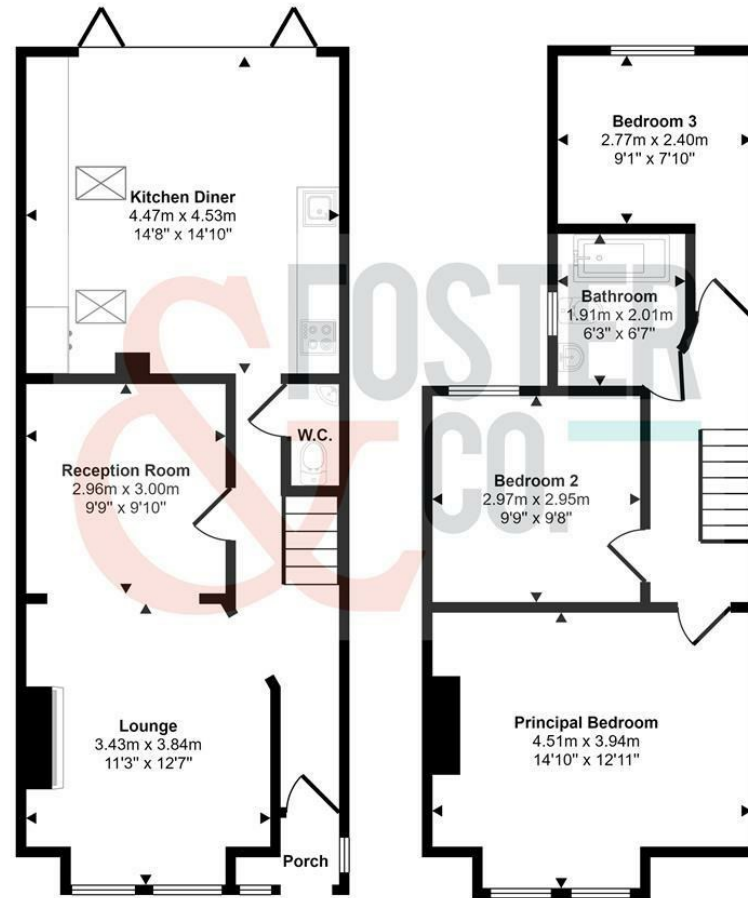


- Period Home
- Extended Open Plan Kitchen/ Dining/ Family Room
- Period Features
- Modern Family Bathroom
- Close To Preston Park Train Station
- Three Double Bedrooms
- Through Lounge With Wood Burner
- South West Facing Garden
- Potential For A Loft Conversion
- Short Walk To Both Preston Park & Hove Park

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Approx Gross Internal Area
96 sq m / 1030 sq ft



Ground Floor
Approx 52 sq m / 558 sq ft

First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

