



Maldon Road, Brighton, BN1 5BD

welcome to

Maldon Road, Brighton

A simply amazing four-bedroom mid-terrace family house with a South West facing garden located just a short walk from Preston Park mainline station. This spacious home is ready to be moved straight into and features a superb loft conversion with a master bedroom and en-suite.



Fox & Sons are delighted to bring to the market this four-bedroom family house with the accommodation over three floors.

As soon as you walk through the front door you get the feel of space instantly with a wide entrance hallway and under stair storage. From here it leads nicely onto the dual aspect living/dining room with square bay window to the front and an ornate fireplace in the dining area. Moving down the hallway you will find the spacious dual aspect kitchen breakfast room with plenty of cupboards and workspace. The room is large enough to house a good size table and chairs.

Moving upstairs and this home continues to impress. You have three superbly sized bedrooms and a family bathroom. The bedroom to the front of the house is a great master bedroom which again features a lovely bay window. The house doesn't stop here though and going up to the second floor you have an impressive master bedroom with en-suite wc & basin and eaves storage area.

Finally outside the house offers a great amount of space too. It has a sunny South West facing garden which is ideal for the summer and enjoying the sun all day.



Total floor area 125.2 m² (1,347 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Situated in the sought after Tivoli district, just off Dyke Road and within easy reach of Preston Park railway station (0.3 miles) with its excellent links to London and Gatwick. The area is well placed for access to the A27/A23 and Devils Dyke, and is served by regular bus services running to the city centre, Churchill Square & Brighton's famous seafront & promenade. Good local state and independent schools can be found in this district, along with other amenities such as Pavilion and Avenue Tennis Club, Withdean Sports Stadium, Dyke Road Park and Hove Park with all their facilities.

The house is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.4 miles, Stanford Infant School - 0.6 miles, Windlesham School - 0.6 miles, Stanford Junior School - 0.8 miles, Balfour Primary School - 0.9 miles, Westdene Primary School - 1.0 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.2 miles, Patcham Infants School - 1.2, Hertford Infant & Nursery School - 1.3 miles, Patcham Junior School - 1.4 miles.

Secondary: Cardinal Newman Catholic School - 0.6 miles, Dorothy Stringer School - 0.7 miles, Varndean School - 1.0 miles, BHASVIC College - 1.0 miles, Blatchington Mill School - 1.1 miles, Patcham High School - 1.4 miles, Varndean College - 1.6 miles, Downs View Link College - 1.6 miles.

Train Stations

Preston Park Station - 0.3 miles
Hove Station - 0.8 miles
London Road Station - 1.1 miles
Brighton Mainline Station - 1.5 miles

Amenities

Matlock Road Convenience Store - 0.1 miles
Tesco Express (The Droveaway) - 0.4 miles
Sainsbury's Local (Preston Road) - 0.7 miles
Seven Dials Shopping Parade - 1.1 miles
Goldstone Retail Park - 1.3 miles
Waitrose (Nevill Road) - 1.3 miles
Fiveways Shopping Parade - 1.4 miles
Churchill Square Shopping Centre - 2.3 miles

Main Roads

A23/A27 Road Network - Less than a 10 minute drive away.

welcome to

Maldon Road, Brighton

- MID-TERRACE FAMILY HOME
- FOUR BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- SPACIOUS KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM & EN-SUITE WC & BASIN TO MASTER BEDROOM
- SECLUDED REAR GARDEN
- 0.3 MILES TO PRESTON PARK STATION
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

offers over

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106298 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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