



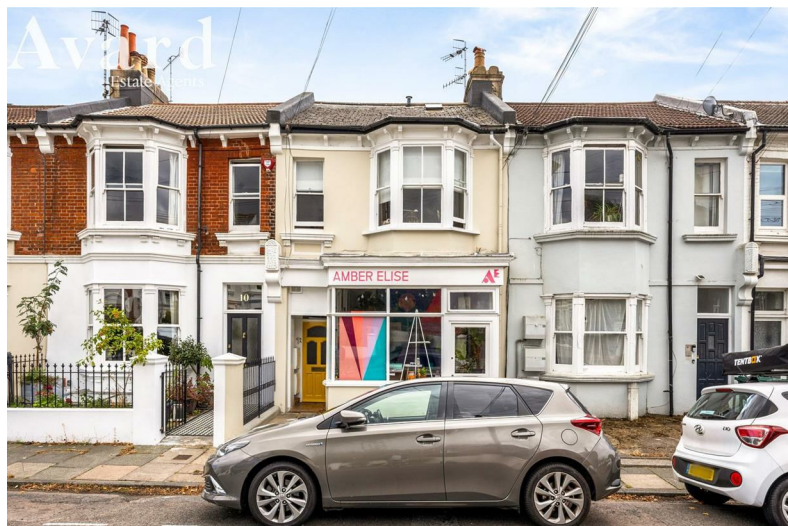
8a Grantham Road

Brighton, BN1 6EE

£400,000



8a Grantham Road



Description

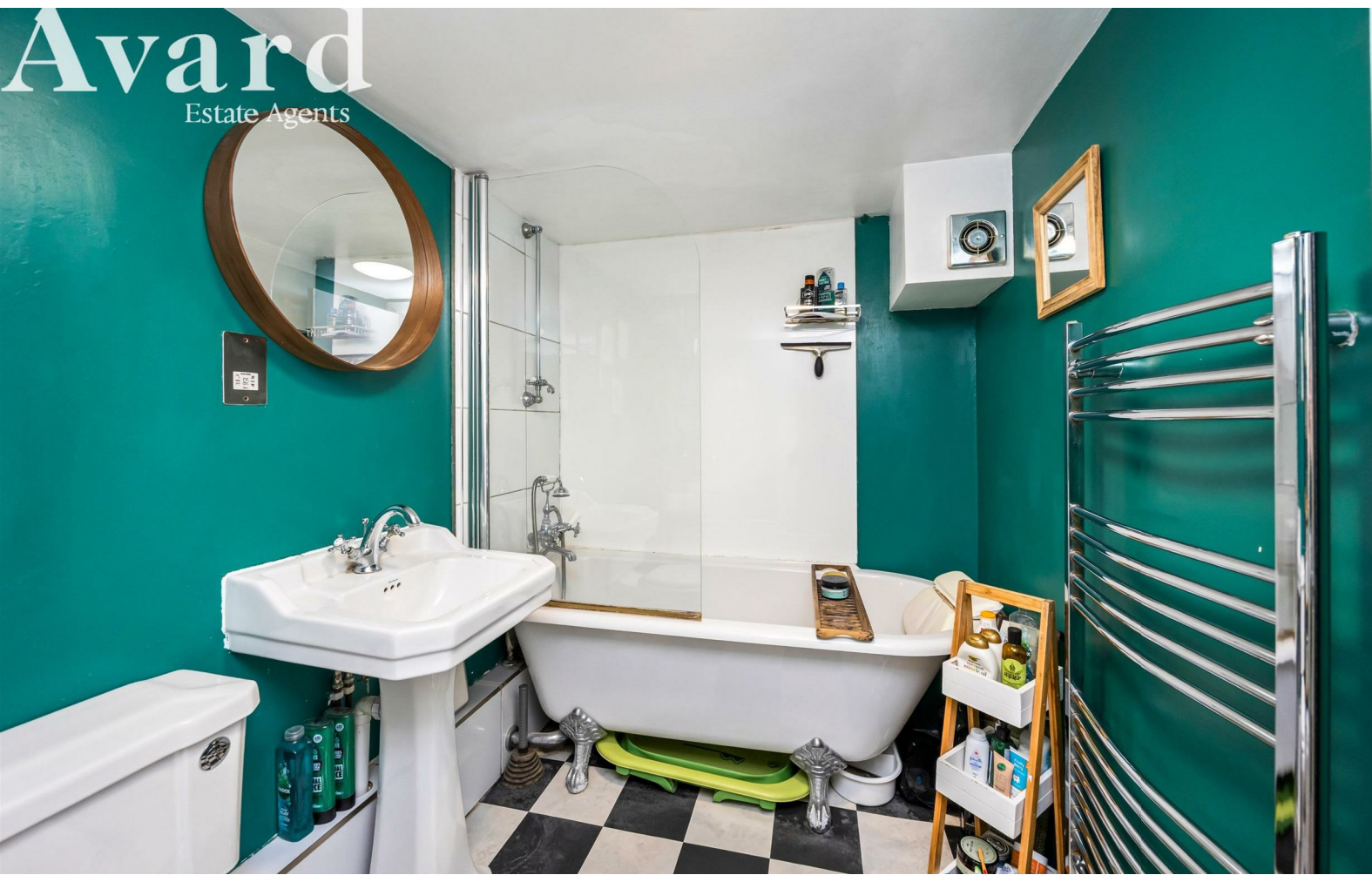
Avard Estate Agents are delighted to present this charming two-bedroom maisonette located on Grantham Road in the vibrant city of Brighton. This delightful property boasts two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space. The accommodation features a generous 16ft kitchen, perfect for culinary enthusiasts, alongside a separate lounge that provides a welcoming area for relaxation and entertainment.

The maisonette also includes a well-appointed bathroom and an en suite shower room, adding convenience to daily living. One of the standout features of this property is the fantastic southerly aspect garden, which offers a lovely outdoor space for enjoying the sunshine or hosting gatherings with friends and family.

Situated between the Fiveways and the popular Level area, this property benefits from a prime location. Local shops and cafes are just a short stroll away, and families will appreciate the proximity to Down's junior and infant schools, known for their excellent reputation. While the bustling heart of Brighton is within easy reach, the maisonette is positioned in a quieter area, providing a peaceful ambience for its residents.

For those who enjoy dining out, the neighbourhood is home to several popular gastro pubs, including the 'Jolly Poacher', 'Signalman', and 'Open House'. Additionally, the nearby Lewes and London Road offer a variety of local shops and supermarkets, ensuring all your daily needs are met. Commuters will find both Brighton mainline and London Road train stations within walking distance, providing convenient links to Gatwick Airport and London.

This property truly must be viewed to be fully appreciated, as it combines comfort, convenience, and a desirable location in one of Brighton's most sought-after areas.



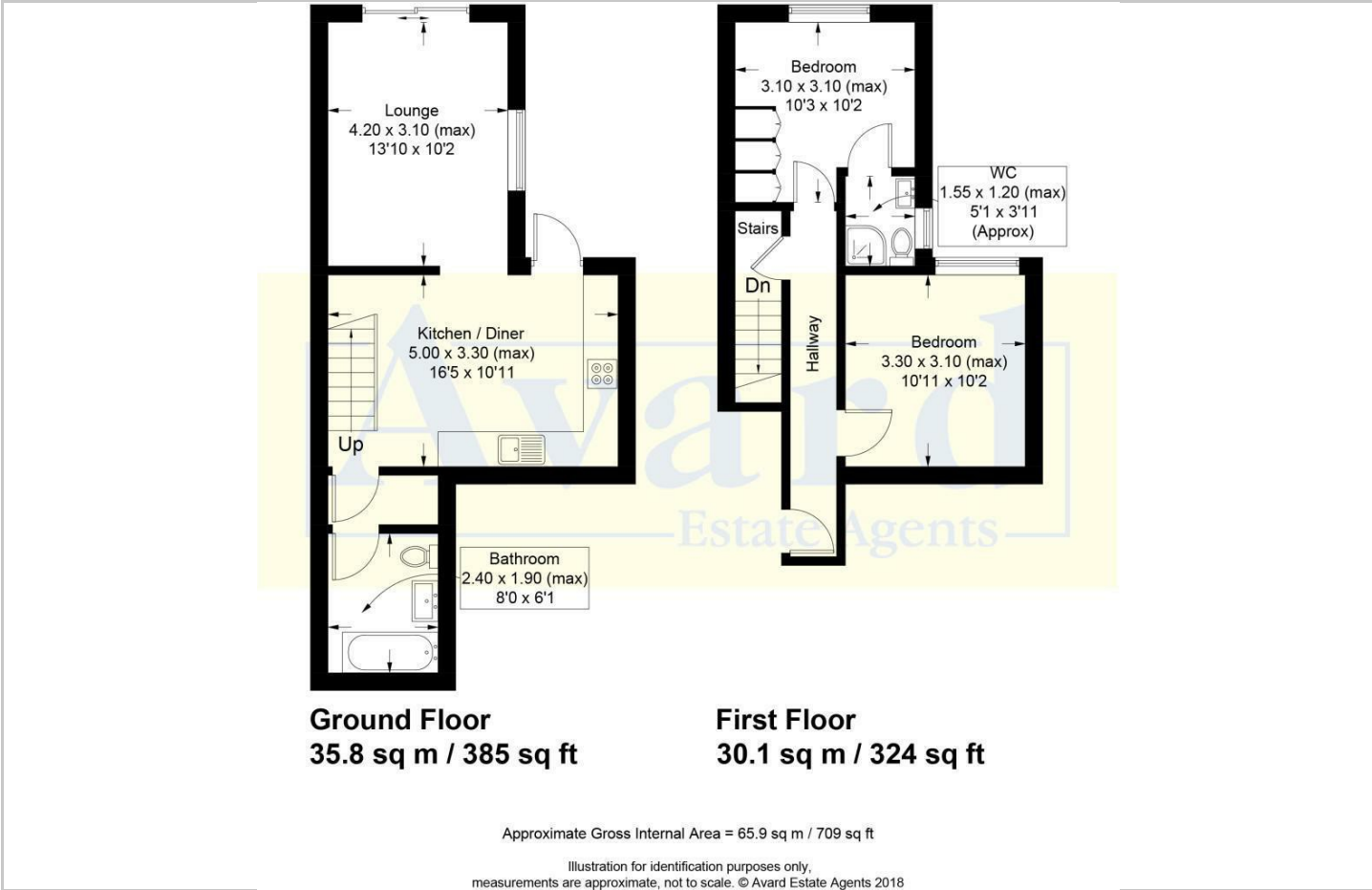
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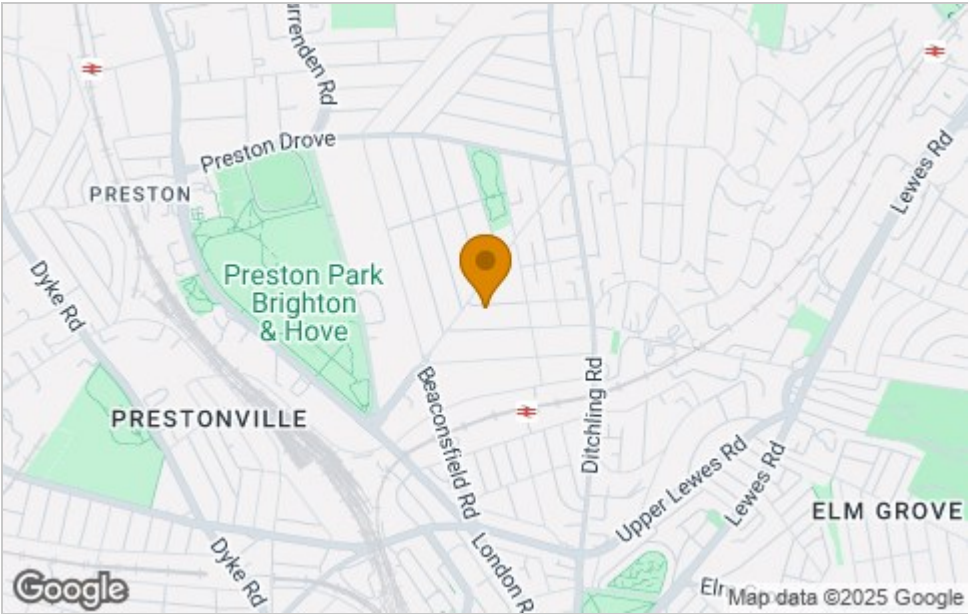
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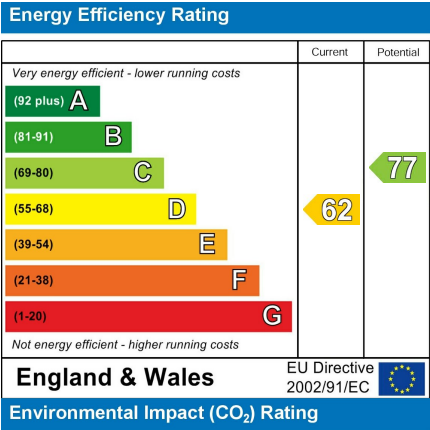
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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