



## 66 Maldon Road, Brighton, BN1 5BE

Greenways Property are pleased to offer this attractive mid-terrace house, ideally positioned on Maldon Road in Brighton. Arranged over three storeys, the property provides well-balanced and versatile accommodation, well suited to family living. The ground floor features two generous reception rooms, offering excellent space. The impressive 23' living/dining room is a particular highlight, enhanced by period fireplaces that add warmth and character. To the rear, a well-proportioned kitchen breakfast room provides a practical and sociable space for cooking and dining. Upstairs, the property offers five bedrooms arranged across the upper floors, allowing flexibility for home working, guests or growing families. Externally, the rear patio garden offers a private and low-maintenance outdoor area.

Guide price £750,000

# 66 Maldon Road, Brighton, BN1 5BE



- Five Bedroom House
- Kitchen/Breakfast Room
- Three Storeys
- Rear Patio Garden
- 23ft Living/Dining Room
- Viewing Highly recommended

## Entrance Hall

A welcoming entrance hall providing access to the principal ground floor rooms and staircase rising to the upper floors.

## Living Room

11'11 x 11'6 (3.63m x 3.51m)

A well-proportioned reception room featuring a period fireplace and Easterly aspect double glazed window to the front. Open plan space to the dining area.

## Dining Room

10'9 x 9'8 (3.28m x 2.95m)

A formal dining area, also benefiting from a feature fireplace. Opening from living space and separate door to hallway. Window to the rear with westerly aspect

## Kitchen/Breakfast Room

13'5 x 8'10 (4.09m x 2.69m)

A practical kitchen/breakfast room with ample worktop and storage

space, providing room for casual dining and access to the rear garden.

## Separate WC

Convenient ground floor cloakroom fitted with a WC and wash hand basin.

## First floor Landing

Provides access to three bedrooms, the family bathroom and stairs to the second floor.

## Bedroom Three

8'11 x 8'3 (2.72m x 2.51m)

A double bedroom with windows to the rear garden, suitable for use as a child's room, guest room or home office.

## Bedroom One

15' x 12'1 (4.57m x 3.68m)

A generous double bedroom with windows overlooking Maldon Road.

## Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

A well-sized double bedroom overlooking the rear of the property.

## Bathroom

7'8 x 5'8 (2.34m x 1.73m)

Fitted with a panelled bath, wash hand basin and WC. Part timed and window to the side.

## Second Floor Landing

Provides access to the remaining bedrooms.

## Bedroom Four

A further well-proportioned bedroom, offering flexibility for family use or guest accommodation. Two Velux windows, sloping ceilings and eaves storage.

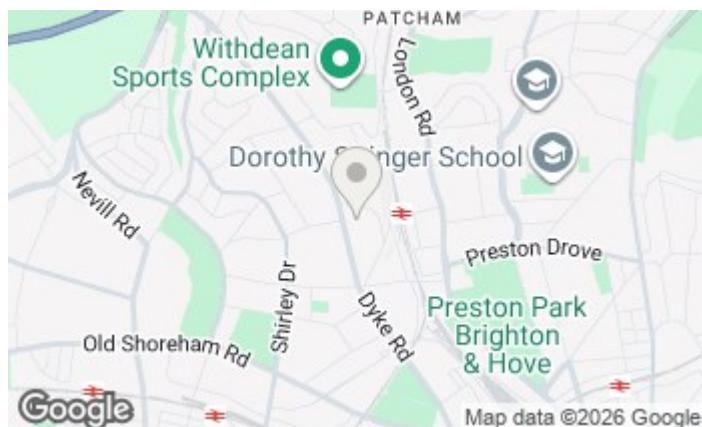
## Bedroom Five/Office

7'11 x 6' (2.41m x 1.83m)

A versatile room ideal for use as a home office, nursery or occasional bedroom.

## Rear Garden

A private, low-maintenance patio garden providing an ideal outdoor space for seating and entertaining.



## Directions

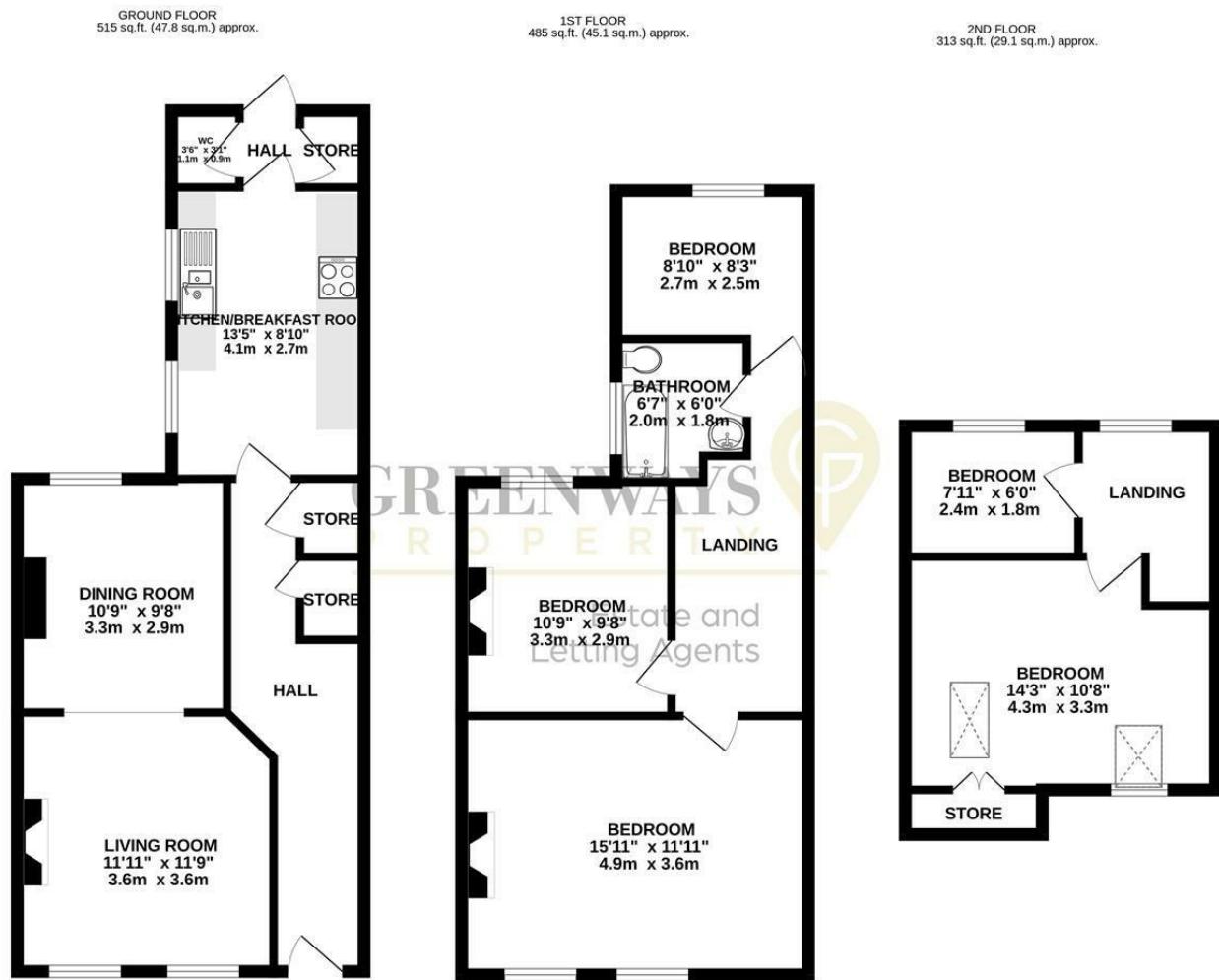
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## Floor Plan



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 82        |
| (69-80) C  |                         |           |
| (55-54) D  |                         |           |
| (39-34) E  |                         | 52        |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |