

2 Maldon Road

Brighton, BN1 5BE













111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

2 Maldon Road

Brighton, BN1 5BE

Offers in excess of £1,100,000





An exceptional four/five bedroom double fronted Edwardian family home offering almost 2,000 sq ft of beautifully presented accommodation, two separate garden areas perfect for families and for entertaining, with an outstanding top floor bedroom suite offering stunning panoramic views, all set within one of Brighton's most sought-after residential locations.

Beautifully blending period elegance with contemporary living, this outstanding home has been thoughtfully extended and sympathetically improved to create an incredibly versatile family house, where original character sits effortlessly alongside modern design.

The ground floor centres around a magnificent through reception and dining room, bathed in natural light and showcasing high ceilings, working fireplace, period detailing and beautiful proportions.

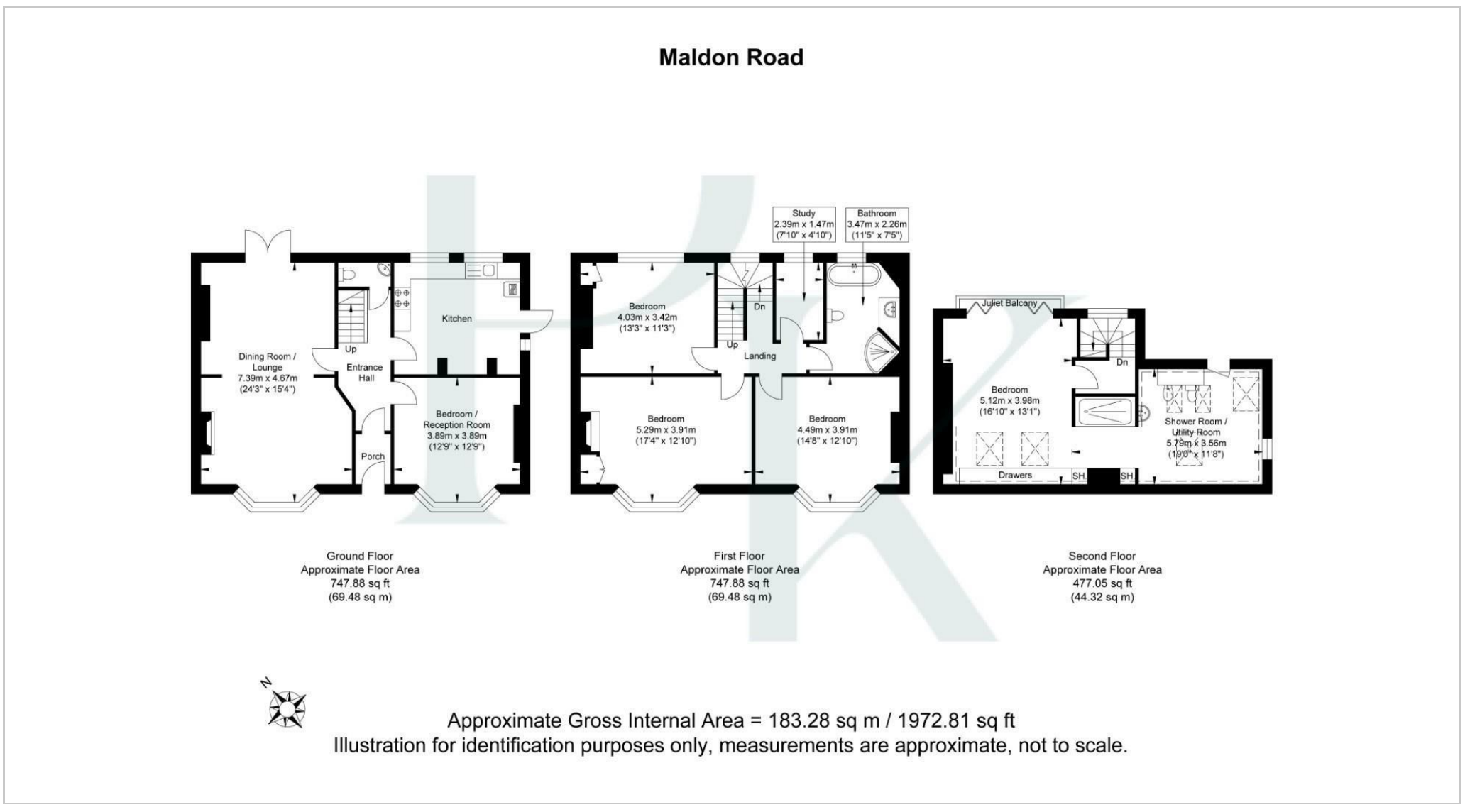
The dining room opens onto a beautifully landscaped rear garden, noticeably wider than many neighbouring properties and creating the perfect setting for outdoor entertaining. The stylish kitchen provides access to a second garden, making an ideal space for morning coffee, alfresco dining, or a dip in the jacuzzi. A ground floor cloakroom and additional reception room adds flexibility to the ground floor accommodation.

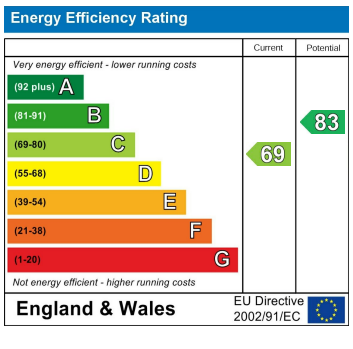
The first floor offers three generous double bedrooms, a study, and a spacious family bathroom. Occupying the entire top floor, the superb principal suite is a true showpiece, featuring bespoke fitted storage designed to maximise both space and practicality, a Juliet balcony with bi-folding doors, and a luxurious open-plan en suite. From here, breathtaking views stretch across Brighton's rooftops, the South Downs and out towards the sea.

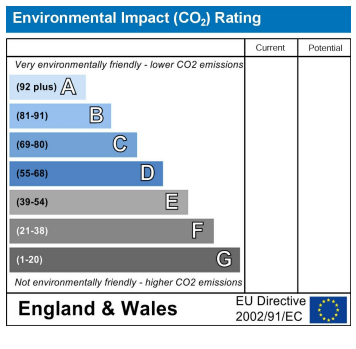
Outside, two private gardens provide distinct spaces to enjoy throughout the day. The secluded side garden offers a leafy setting for outdoor dining and relaxation, with storage beneath the raised decked areas and gated side access.

Approached directly from the dining room, the decked rear garden provides a peaceful and inviting setting, while the cellar offers additional storage.

Offering approximately 1,973 sq ft (183.28 sq m) of beautifully balanced accommodation, this is a rare opportunity to acquire a truly special family home with views of both the Downs and the sea, ideally positioned close to excellent schools, independent cafés, green open spaces and Preston Park station.







Pearson Keehan