



## 37 Shaftesbury Road Brighton BN1 4NF

Asking Price Of £425,000  
Leasehold

- SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- SOUTH/WEST FACING GARDEN
- NO ONWARD CHAIN

This charming Victorian bay-fronted maisonette is arranged over the ground and first floors, offering bright and generously proportioned accommodation throughout. Accessed via a private street entrance, the property enjoys a delightful south/west-facing garden, perfect for outdoor relaxation and entertaining.

The well-balanced layout features two separate reception rooms and a kitchen on the raised ground floor, while the first floor comprises two bedrooms and a modern shower room.

Offered with no onward chain and the remainder of a 999-year lease, this home presents an excellent opportunity for those seeking a character property with convenience and style.

Ideally situated on a tree-lined road in one of Brighton's most desirable pockets, the maisonette is within easy walking distance of Preston Park, Brighton city centre, and a range of local independent shops, cafés, and amenities.

## PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator, understairs storage.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, appliance space, gas fired boiler, tiled splashback, window and door to garden.

**LIVING ROOM** Sash bay window, radiator, coving and ceiling rose, radiator.

**DINING ROOM** Sash window, radiator, coving and ceiling rose.

## FIRST FLOOR

**LANDING** Sash window.

**BEDROOM 1** Feature fireplace, sash bay window, fitted cupboard, radiator.

**BEDROOM 2** Feature fireplace, radiator.

**SHOWER ROOM** Comprising walk in shower with tiled surround, wash hand basin, low level w.c, radiator.

## OUTSIDE

**SOUTH/WEST FACING REAR GARDEN** Laid to lawn with flower borders.

## OUTGOINGS

Remainder of 999-year lease.

Maintenance: £1,059.33 per half year.

**Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## SHAFESBURY ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
83.5 sq m / 897 sq ft



Ground Floor 47.1 sq m / 506 sq ft

First Floor 36.4 sq m / 391 sq ft

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Floor plan for illustration and identification purposes only. Actual dimensions may differ. All areas are approximate. All the plans are for illustrative purposes only and one not to scale. First floor plan is based on the Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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