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Warren Road, BN2
£265,000

**ASTON
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INTRODUCING

Warren Road, BN2

2 Double Bedrooms | 1 Bathroom | Private Garden

Nestled on the desirable Warren Road in Brighton, this delightful two-bedroom maisonette presents an exceptional opportunity for buyers seeking a blend of comfort, convenience, and captivating outdoor space. Boasting its own private entrance, this property immediately offers a sense of exclusivity and independence, setting it apart from typical apartment living.

Upon entering, you are greeted by a well-maintained interior that seamlessly combines modern aesthetics with practical living. The heart of this home is undoubtedly its contemporary fitted kitchen, designed with both style and functionality in mind. It provides an inviting space for culinary pursuits, featuring sleek cabinetry, ample work surfaces, and integrated appliances, ensuring a smooth and enjoyable cooking experience. The reception room, bright and welcoming, offers a comfortable area for relaxation and entertaining, perfectly complementing the modern kitchen.

This charming maisonette comprises two generously sized bedrooms, providing peaceful retreats for residents. The thoughtful layout ensures privacy and comfort, making it ideal for a small family, a couple, or even as a smart investment opportunity. A well-appointed bathroom serves both bedrooms, finished to a high standard and offering a serene space for daily routines. A significant advantage of this property is the abundance of built-in storage solutions throughout, helping to maintain a clutter-free and organised living environment, a feature often sought after but rarely found in properties of this type.

One of the most compelling aspects of this home is its direct access to a private garden. This outdoor oasis provides a tranquil escape, perfect for al fresco dining, gardening, or simply enjoying the fresh air and the beautiful views that stretch out before you. Imagine starting your day with a coffee in your own garden, or unwinding in the evening while taking in the picturesque surroundings. The views from the property are truly a highlight, adding an extra layer of appeal and a sense of openness.





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The location on Warren Road is highly advantageous. Residents will benefit from being close to a range of local schools, making the morning routine simpler for families. Essential amenities, including shops, cafes, and services, are all within easy reach, ensuring daily needs are met with utmost convenience. Furthermore, excellent bus routes are readily accessible, providing straightforward connections to Brighton city centre and beyond, ideal for commuters or those wishing to explore the vibrant local area without relying on a car.

A home that combines a private garden, stunning views, modern interiors, and a prime Brighton location. With its own entrance and a host of desirable features, this maisonette is a rare find and an opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



Education:

Primary: Downs Infant School, Balfour Primary School, Hertford Junior School

Secondary: Varndean, Dorothy Stringer

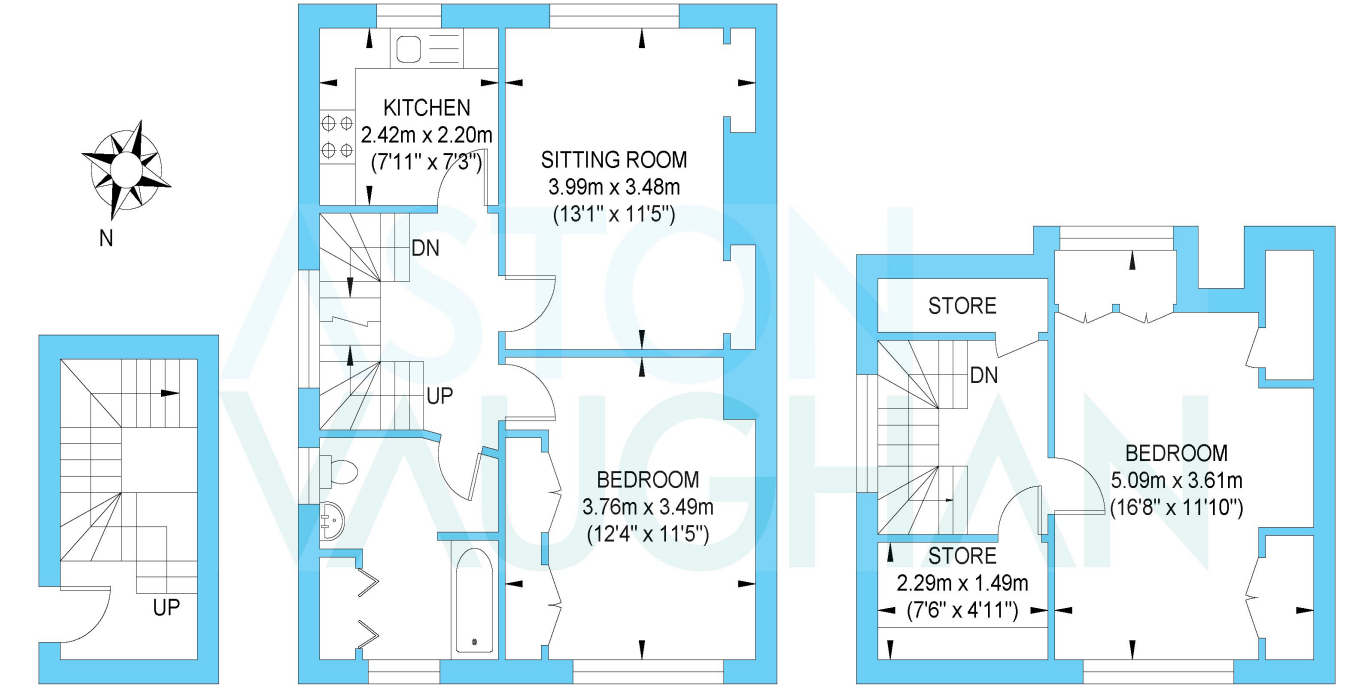
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Location Guide:

Five Ways Brighton is a busy residential and commercial junction located just north of central Brighton, where several roads meet, including Ditchling Road and Preston Drove. It serves as a convenient hub for local shops, cafés, and transport links, making it a popular area for both residents and commuters. From Five Ways, it is a short distance downhill to Brighton City Centre, which is the vibrant heart of the city. The city centre is known for its lively atmosphere, featuring a mix of shopping areas like North Laine, cultural attractions, restaurants, and the famous seafront, making it a key destination for visitors and locals alike

Warren Road



Ground Floor
Approximate Floor Area
76.85 sq ft
(7.14 sq m)

First Floor
Approximate Floor Area
513.76 sq ft
(47.73 sq m)

Second Floor
Approximate Floor Area
313.55 sq ft
(29.13 sq m)

Approximate Gross Internal Area = 84.0 sq m / 904.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.