

£600,000 Freehold



22 Wakefield Road, Brighton,  
BN2 3FP

# 22 Wakefield Road, Brighton BN2 3FP

Available CHAIN FREE & located in the sought-after Roundhill area, this substantial four-bedroom home offers over 1,620 sq ft of versatile accommodation arranged across five thoughtfully designed levels. Rarely available in this price range locally, it combines impressive internal space with far-reaching PANORAMIC VIEWS across Brighton. The multi-level layout provides natural separation between living, sleeping & working areas, making it ideal for families, home-workers or buyers seeking flexible creative space. Within easy reach of the station & city centre, this is a rare opportunity to secure space & outlook in equal measure. Viewings are highly recommended. Energy Rating: D66 Exclusive to Maslen Estate Agents.



Front door to:

### Hallway

Painted floorboards, radiator, period coving, stairs rising to first floor, stairs descending to lower ground floor, wall mounted thermostat, doors to both rooms.

### Lounge

Sash bay window to front with fitted shutters, feature fireplace with tiled hearth & wooden surround, radiator, painted floorboards, period coving, ceiling rose.

### Bedroom

Bay window to rear with views over Brighton, radiator, painted floorboards.

### Lower Ground Floor

### Hallway

Wall mounted electrical meters & fuse box, gas meter, door to front, radiator, steps down to Cloakroom, stairs descending to basement, painted floorboards, doors to:

### Open Plan Kitchen/Dining Room

#### Kitchen Area

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated 'Lamona' oven below, space for dishwasher, space for fridge/freezer, wall mounted 'Baxi' boiler, part tiled walls, vinyl flooring, window to front with fitted shutters, radiator.

#### Dining Area

Bay window to rear with views over Brighton, radiator, painted floorboards.

#### Cloakroom

WC, wash hand basin with hot & cold taps, part tiled walls, tiled floor, underfloor heating, window to rear.

### Basement

#### Utility Room

Vinyl flooring, space & plumbing for washing machine, radiator, wash hand basin with hot & cold taps, window to rear, door to rear garden.

### First Floor

#### First Floor Landing

Split level landing, window to rear with views over Brighton, stairs rising to second floor, painted floorboards, doors to all rooms.

#### Bedroom

Window to rear with views over Brighton, radiator, built in storage cupboard.

#### Bedroom

Sash bay window to front, radiator.

#### Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, wall mounted whiter unit over, glass shower screen, ladder style heated towel rail, part tiled walls, tiled floor, window to front with frosted glass.

### Second Floor

#### Second Floor Landing

Painted floorboards, door to:

#### Bedroom

Velux window to front, Velux window to rear with views over Brighton, radiator, 2 x eaves storage cupboards, painted floorboards, recessed spotlights.

### Outside

#### Front

Steps up to front door, steps down to separate entrance, storage space.

#### Rear Garden

Laid to patio with raised decked seating area, borders with mature shrubs & trees, views over Brighton, outside tap.

#### Total approx floor area

150.6 sq.m. (1621.5 sq.ft.)

#### Council tax band D

#### Parking zone J

#### V1



*What the owner says:*

*“What we’ve loved most about 22 Wakefield Road is the space and flexibility. Everyone in the family has been able to enjoy their own area, with plenty left over for working from home or entertaining.*

*The garden has been a real highlight — we transformed it into a place to relax, enjoy evening dinners, play, and take in the views over Brighton. Living in Roundhill has also given us the best of both worlds: an easy walk to the station and city centre, but also a friendly community feel with great local cafés and shops.”*





### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

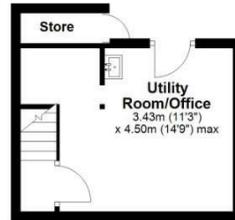
### IMPORTANT

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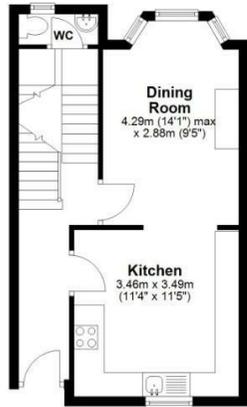
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

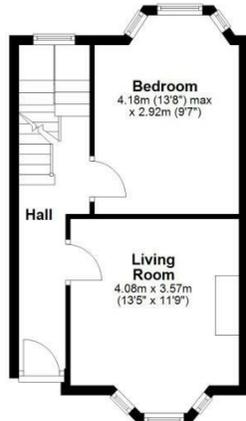
#### Basement



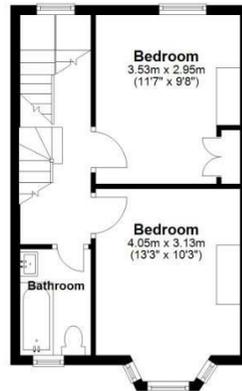
#### Lower Ground Floor



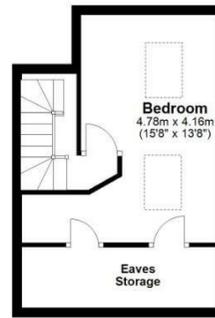
#### Ground Floor



#### First Floor



#### Second Floor



Total area: approx. 150.6 sq. metres (1621.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Wakefield Road

## COVERING THE CITY

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