



Warleigh Road
, Brighton, BN1 4NS

Guide price £395,000 to £425,000
SHARE OF FREEHOLD





Description

Guide Price £400,000-£425,000

Avard Estate Agents are delighted to present this charming two-bedroom maisonette located on Warleigh Road in the vibrant city of Brighton. This property occupies the first and second floors of a beautifully maintained Victorian building and has been recently updated, offering a perfect blend of period features and contemporary living.

Spanning approximately 765 square feet, the accommodation includes a spacious living room that enjoys a westerly aspect, allowing for plenty of natural light. The fitted kitchen boasts a striking exposed brick wall, adding character and warmth to the space. Both bedrooms are generously sized doubles, providing ample room for relaxation. The modern bathroom suite completes the interior, ensuring comfort and convenience.

Situated in the sought-after Ditchling Rise area, this maisonette is ideally positioned between the lively Fiveways and the popular Preston Circus. Residents will appreciate the proximity to local shops, cafes, and excellent schools, including Down's junior and infant schools, as well as the highly regarded Dorothy Stringer and Varndean schools. The property offers a peaceful retreat from the hustle and bustle of the city while remaining within easy reach of central Brighton, which can be accessed via a pleasant stroll or a short bus ride.

The neighbourhood is home to a variety of delightful gastro pubs, such as the Signalman and the Open House, as well as an array of local shops and supermarkets along Lewes and London Road. The ever-popular Fiveways area is also nearby, featuring great delis, coffee shops, a butcher, and a baker, while Preston Circus, with its charming coffee shops and bars, is just around the corner. Commuters will benefit from the close proximity to both Brighton mainline and London Road train stations, providing convenient links to Gatwick Airport and London.

This maisonette is a wonderful opportunity for those seeking a stylish home in a vibrant community.



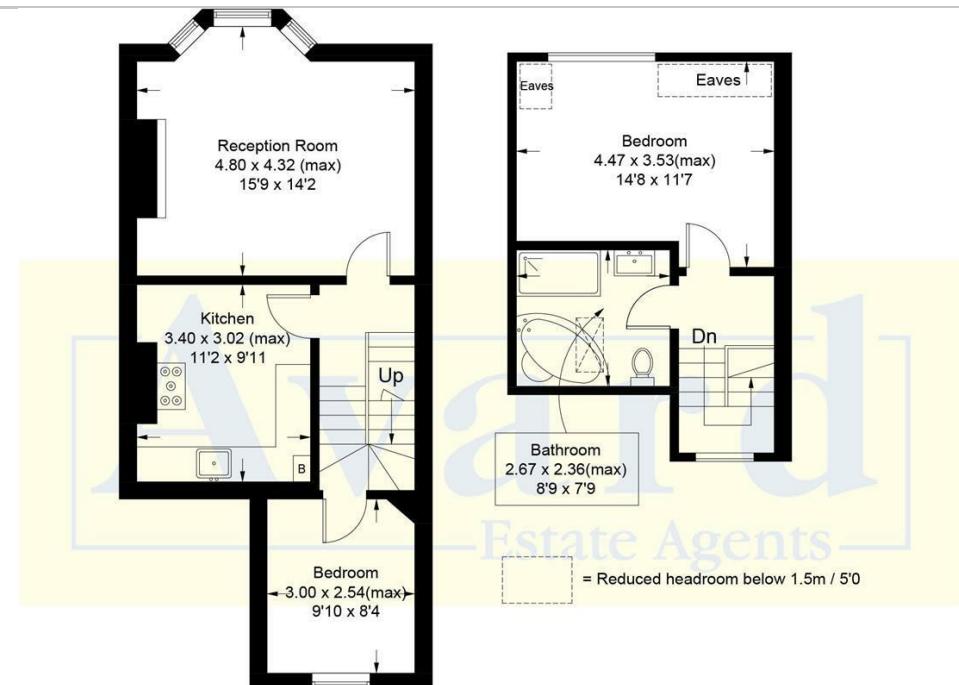
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Floor Plan



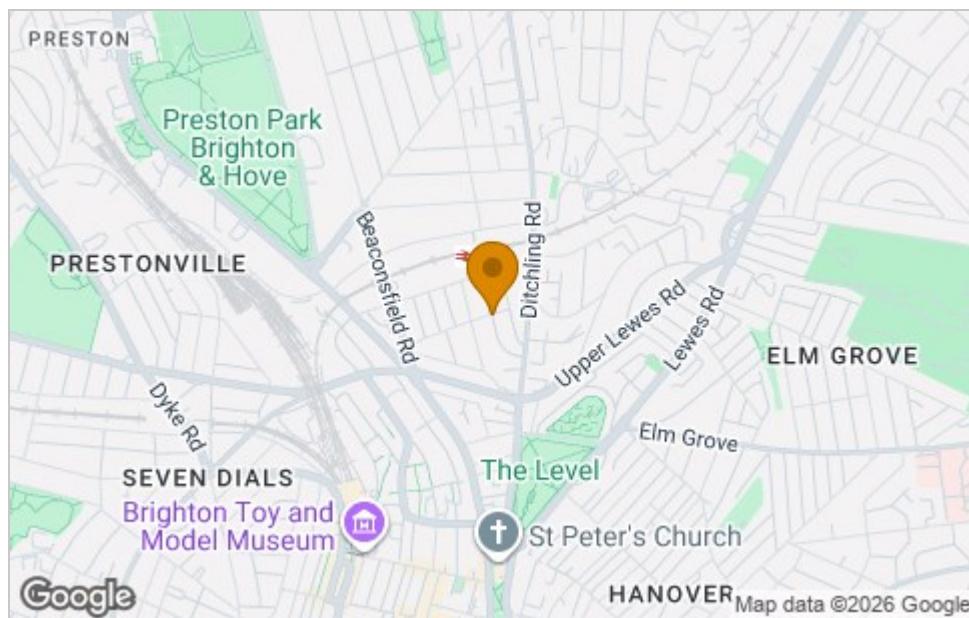
First Floor
44.3 sq m / 477 sq ft

Second Floor
(Including Reduced)
26.8 sq m / 288 sq ft

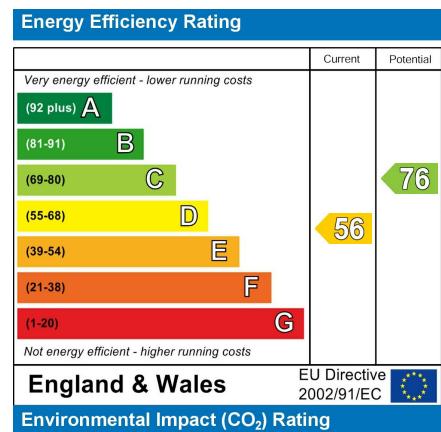
Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. © Avard Estate Agents 2018

Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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