

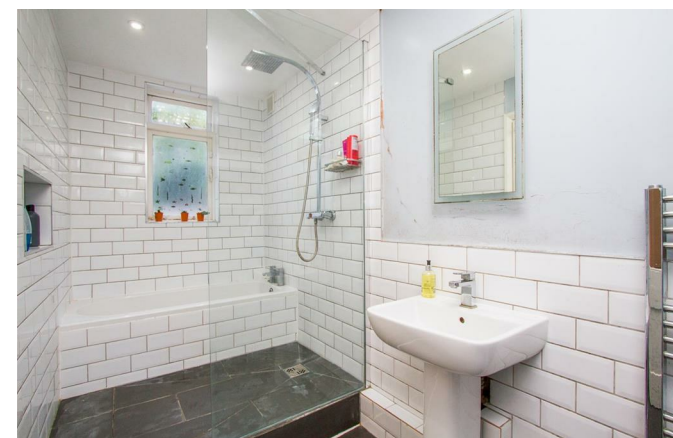
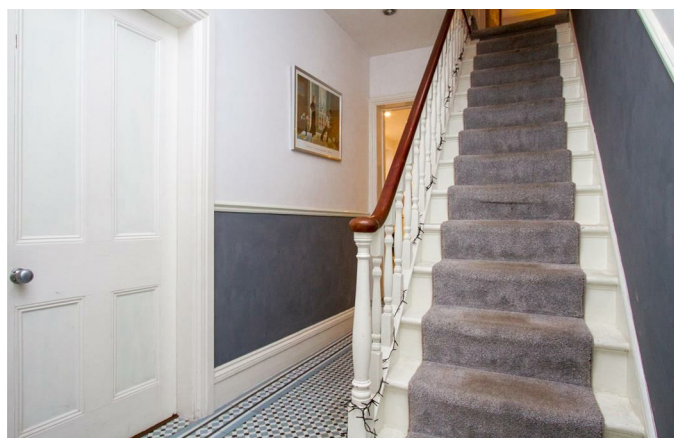
Price £700,000  
Freehold



Upper Lewes Road, Brighton,  
BN2 3FH

# Upper Lewes Road, Brighton BN2 3FH

A SUBSTANTIAL 4/5 BEDROOM, 2 RECEPTION ROOM VICTORIAN HOUSE with well presented & spacious accommodation arranged over 3 FLOORS. THIS IMPRESSIVE PROPERTY has a pretty PERIOD OPEN FIRE, numerous period features, PLANTATION SHUTTERS TO SASH WINDOWS, a BEAUTIFUL LANDSCAPED REAR GARDEN, a modern kitchen and bathroom and a further separate WC and dressing room. TOTAL APPROX FLOOR AREA 169.5 Sq M/1825 Sq.Ft. NO ONWARD CHAIN. Exclusive to Maslen Estate Agents. Energy Rating: E53.



## Front Door to:

### Entrance Hall:

Attractive tile floor, stairs to the first floor, doors to the lounge, dining room and kitchen. Spotlights, period coving, dado rail, radiator, large under stairs store.

### Lounge:

An impressive and beautifully presented room with a fantastic, period open fireplace, sash windows to the front bay, with plantation shutters, large double doors to the dining room, coving, picture rail, two radiators

### Dining Room:

A spacious room, accessed via the hallway or double doors through the lounge, large window to the rear, overlooking the garden. Radiator, cove ceiling, and picture rail.

### Kitchen:

Smart, modern, white kitchen, comprising a range of wall base and drawer units, with composite work surfaces over. Inset stainless steel sink, positioned below the window overlooking the patio. Inset 5-burner gas hob with oven under and cooker hood over. Space for appliances, part tiled walls and tiled floors, radiator, door to the garden.

### Ground Floor Bathroom:

Modern, white suite, comprising wet area with bath and shower. Pedestal hand wash basin, WC, tiled floors and part tiled walls, chrome, upright towel rail/radiator, window, spotlights.

### First Floor Landing:

An impressive space. Stairs to the second floor, stripped wood doors to three double bedrooms and separate WC.

### Bedroom:

Fantastic double bedroom, sash windows to the front bay with plantation shutters, polished floor boards, radiator, tall ceilings with picture rail, doors to the dressing room and further storage area.

### Dressing Room:

Sash window to the front with plantation shutters, polished floor boards, radiator, picture rail, storage area, with access to the first floor landing and internal window.

### Bedroom:

Double bedroom, painted floor boards, sash window to the rear with plantation shutters. Picture rail, purpose-built-in-cupboard, radiator.

### Bedroom:

Dual aspect double bedroom, window to the side, and further french doors overlooking and leading to the garden, painted floor boards, radiator, built-in storage

### First Floor Separate WC

WC with high level cistern, pedestal hand wash basin, sash window with frosted glass.

### Second Floor Landing:

Door to the loft room, roof window to the rear.

### Bedroom:

A spacious, dual aspect room. Casement window to the front dormer and roof window to the rear. Two radiators, access to eaves storage, roof top views.

### Outside Front:

Mature, landscaped front garden, pathway to the front door, raised planters.

### Outside Rear:

A smart, landscaped rear garden with patio, decked terrace and artificial grass areas, screened, walled and fenced boundaries. Mature trees and plants, access via the kitchen or first floor rear bedroom.

### Total Approx. Floor Space:

169.5 sq m/1824 sq ft.

### Council Tax:

Band 'D'

### Parking:

Parking zone J

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

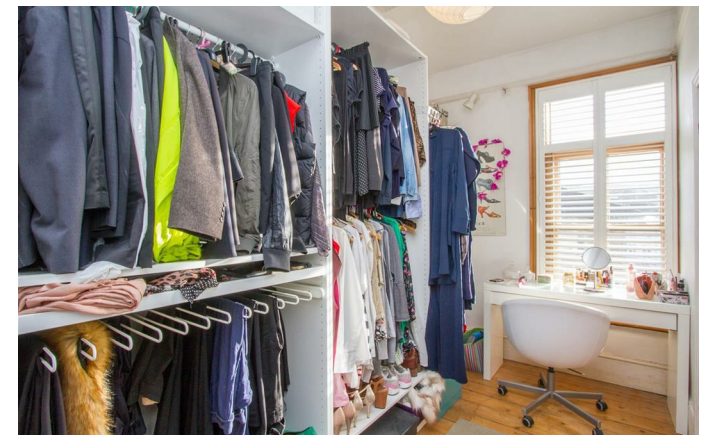
Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

### Maslen Lettings Agents:

Based on the asking price of £650,000, Maslen Letting Agents would suggest a rental value of £2000 pcm. This would give you a gross yield of 3.7%.

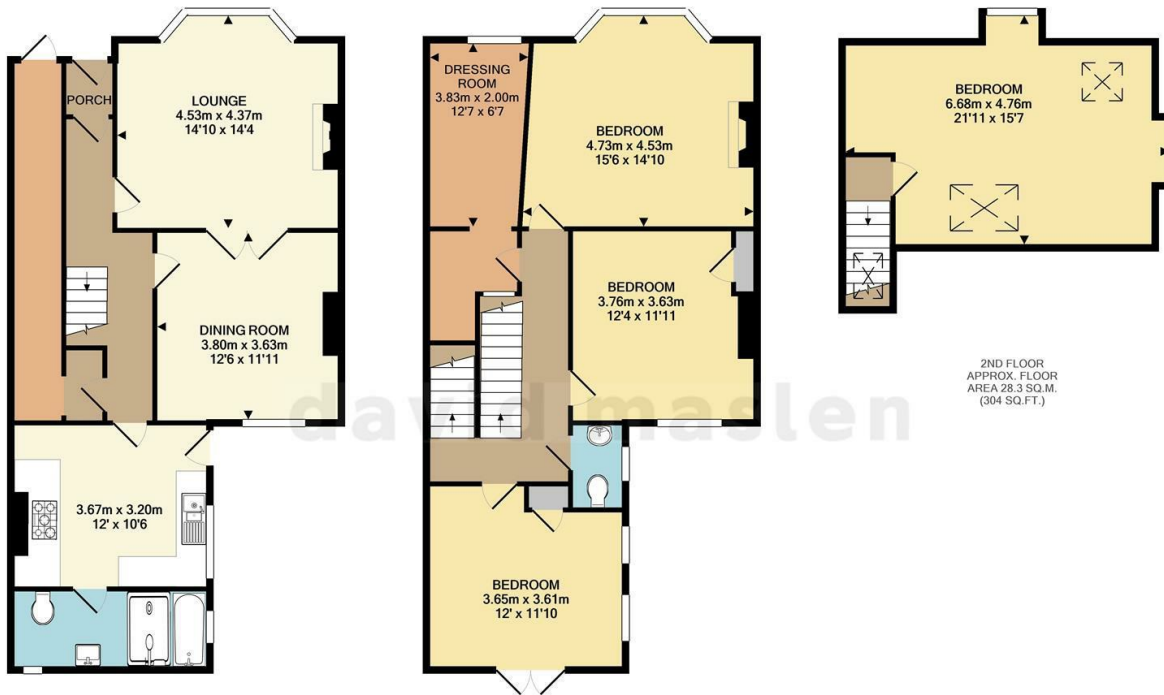


WHAT THE OWNER SAYS....

"We have loved living in this house, both when Brighton based and commuting to London. It has been great for hosting Christmas and Summer garden parties and having people to stay. Lots of room for a growing family and privacy for those with teenagers. The hidden space has to be seen to be believed and lots more development still possible. We will be very sad to leave this house, and the piano that comes with it that has been here since the early 1950s, along with photos of that era."







GROUND FLOOR  
APPROX. FLOOR  
AREA 70.2 SQ.M.  
(766 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 71.0 SQ.M.  
(764 SQ.FT.)

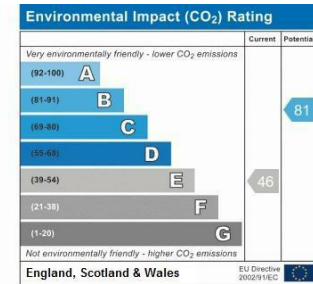
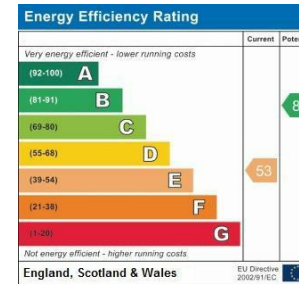
2ND FLOOR  
APPROX. FLOOR  
AREA 28.3 SQ.M.  
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 169.5 SQ.M. (1824 SQ.FT.)

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.  
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### IMPORTANT

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



### 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.

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