



## 2 Wakefield Road, Brighton, BN2 3FP

Offers over £400,000 Share of Freehold

This elegant 2 bedroom maisonette is set on a POPULAR street in the highly desirable Roundhill area of Brighton. Beautifully presented throughout, the property spans two well-designed floors and features a SLEEK MODERN kitchen/breakfast room, a STYLISH wet room, and BRIGHT CONTEMPORARY living spaces that blend comfort with sophistication. Ideally located within easy reach of Brighton's vibrant city centre, excellent transport links and a wide range of local amenities. This home is perfect for first-time buyers or those looking for a chic, low-maintenance base within one of Brighton's most SOUGHT AFTER AREAS. Available CHAIN FREE! Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents.

Front door to:

**Hallway**

Radiator, tiled flooring, stairs rising to first floor, doors to all rooms.

**Lounge**

Sash bay window to front with fitted wooden shutters, radiator, shelving in chimney breast recess.

**Kitchen**

Range of wall, base & drawer units with work surfaces over, inset sink drainer unit with mixer tap, inset 4 ring hob, integrated oven, space & plumbing for washing machine, space for tall fridge/freezer, cupboard housing wall mounted boiler, space for table & chairs, part tiled walls, wood effect flooring, radiator, recessed spotlights, window to rear with pretty views over Brighton.

**First Floor Landing**

2 x windows to rear with pretty views over Brighton, recently fitted hatch to loft space, doors to all rooms.

**Bedroom**

Sash bay window to front with fitted wooden shutters, radiator, 2 x wardrobes built into chimney breast recess.

**Bedroom**

Window to rear with pretty views over Brighton, radiator.

**Wet Room**

Low level WC with push button flush, wash hand basin with mixer tap & vanity storage below, wall mounted shower unit with rainfall style shower head, tiled walls, tiled floor, heated towel rail, extractor fan, recessed spotlights, window to rear with frosted glass.

**Total approx floor area**

63.9 sq.m. (687.9 sq.ft.)

**Parking zone J**

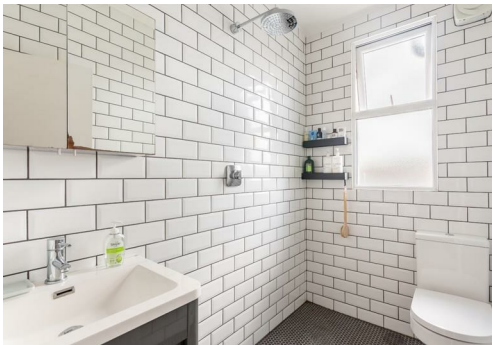
**Council tax band B**

**V1**

*What the owner says:*

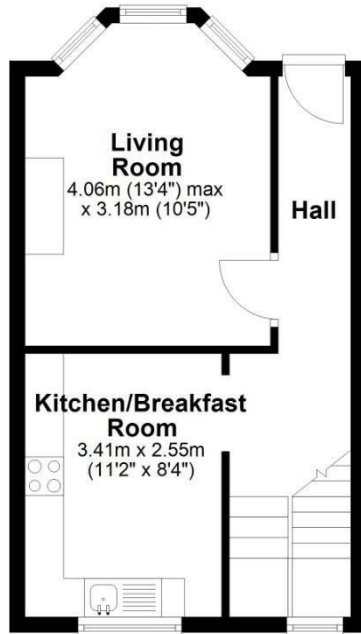
*"We fell in love with this house the moment we saw it—our first time in Brighton, and we put in an offer straight away. Having our own front door and owning the entire home from ground to roof gave us a real sense of privacy, and the natural light throughout the day is just beautiful. It's a peaceful spot with amazing views, yet only 7 minutes from the station and 10 from the city centre, with great pubs, shops, and parks all around. There's plenty of loft storage and the option to convert, but for us it's just been a really comfortable, easy place to live. We've loved our time here and will really miss it."*



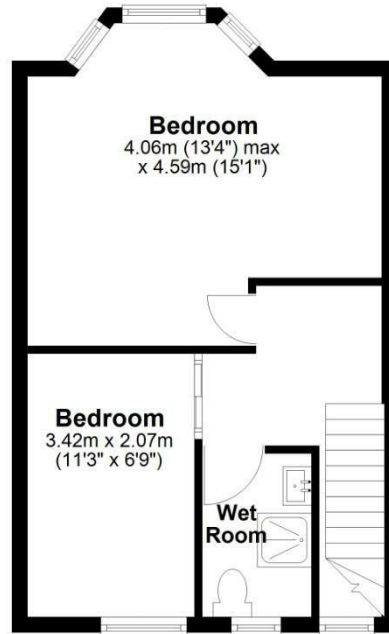




## Ground Floor



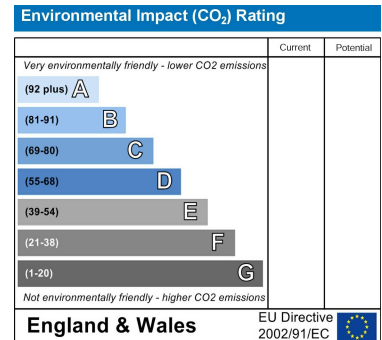
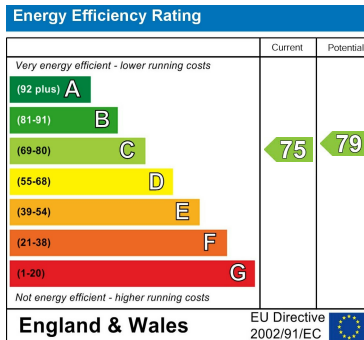
## First Floor



Total area: approx. 63.9 sq. metres (687.9 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



### 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.

## COVERING THE CITY

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