



Maldon Road, Brighton, East Sussex, BN1 5BD

Asking Price £500,000

mishon
welton

Asking Price £500,000

- Investment Opportunity
- Excellent Commuter Links
- Scope to Extend (STNC)
- Popular Location
- No Ongoing Chain
- Close to Preston Park Station

like this?

See more online at
mishonwelton.co.uk



Description

Mishon Welton are delighted to present this excellent property in a popular location in Brighton! Boasting circa 1,300 square feet and currently arranged as two separate flats, this property offers brilliant versatility and a magnificent investment opportunity.

The current ground floor dwelling benefits from a good size living/dining room, double bedroom, bathroom and kitchen. Of particular note is the sunny West facing garden, providing an excellent space to enjoy in the summer months. The first floor is arranged as a further one double bedroom flat, with a very similar layout as below.

The flats have been rented out previously and achieved £1,700 per calendar month between them, creating a fantastic investment opportunity. There is also scope to extend (STNC) into the loft to increase the size of the first floor flat.

Alternatively the new owner could opt to return the property to a large family home, with or without the loft extension.

In short, this is a great property with many possibilities, and in a prime location. Certainly one not to be missed.

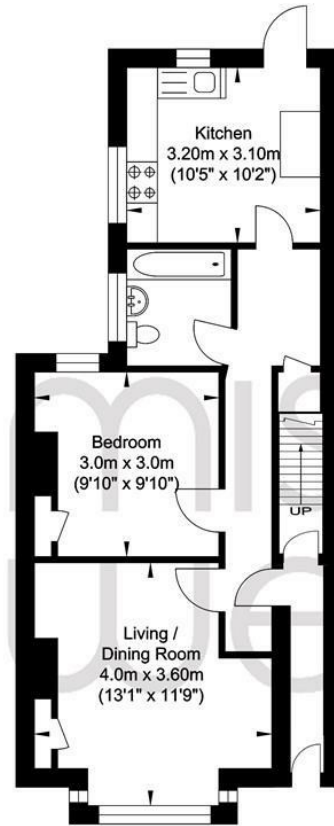


Area

Maldon Road is located close to Withdean Sports Stadium, Preston Park railway station and being a short distance from Dyke Road ideally situated for access to the A23/A27 motorways. The area is well served with leisure facilities to be found in Preston Park, Hove Park and Dyke Road Park all within easy reach. Schools catering for all age groups are well represented throughout the city.

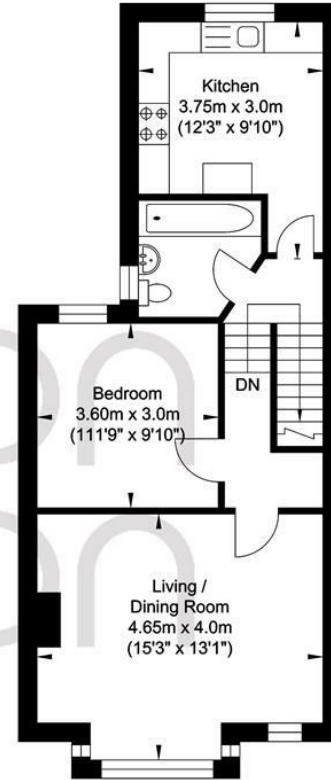


Maldon Road, Brighton



Ground Floor

Approximate Floor Area
527.21 sq ft
(48.98 sq m)



First Floor

Approximate Floor Area
469.09 sq ft
(43.58 sq m)



Approximate Gross Internal Area = 119.56 sq m / 1286.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright GDImpact 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



94 Church Road, Hove, East Sussex, BN3 2EB
TEL: 01273 778877
sales@mishonwelton.com
www.mishonwelton.com



mishon
welton