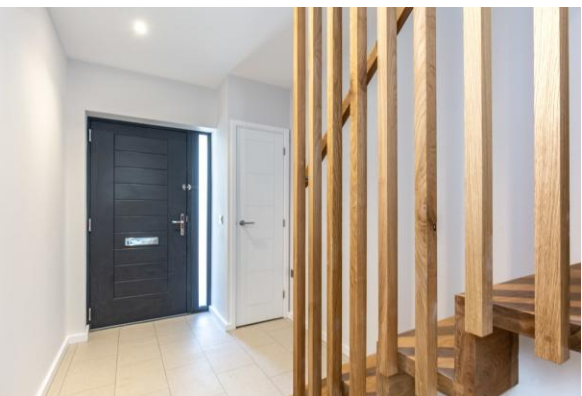


PHILLIPS & STILL



## Maldon Road, Brighton, BN1 5BD

- A Magnificent Newly Built Semi Detached Family Home
- Stunning High Specification Finish With All Integrated Appliances
- Four Bedrooms With Three Being Spacious Doubles
- Versatile & Light Living Accommodation

Asking Price of £750,000

- Balcony To Front First Floor Bedroom
- Master Bedroom With En Suite & Extensive Wardrobes
- Private & Secluded Multi-Tier Rear Garden
- Highly Sought After Hove Park Location



## Property Description

It is rare to find a dream home in a dream location but this is what we have here! With regards to its' position, Maldon Road is situated close to famous Dyke Road in the ever highly sought after Hove Park area well known as one of this City's top addresses for families. You have some of the best schools close by as well as a fantastic choice of parks and public gardens providing a wealth of leisure facilities and open green space perfect for both children & dogs alike to let off some steam if you fancy venturing outside of home!

It is also ideally located for anyone who commutes as Preston Park mainline railway station is just 0.4 miles away with its' direct links to London Victoria and Gatwick. The A23, the main road in & out of the City, is easily accessible for anyone who commutes by car rather than train and local, reliable bus services run close by.

This house truly will be a joy to live in and you will be the very first inhabitants as it brand newly built. It has beautifully presented both inside and out with meticulous attention to detail, high specification fixtures & fittings and a neutral, contemporary décor and all the mod-cons you could wish for to aid with modern day family living.

The light and versatile ground floor accommodation comprises of entrance hall, bay fronted lounge, ground floor cloakroom and the fabulous open plan dining room & kitchen. A generous space for entertaining as well as sitting down together for meals, this fabulous room features a trendy central island, all integrated appliances, underfloor heating and bi-fold doors opening onto your rear garden.

To the first floor are three bedrooms and a family bathroom. The spacious front bedroom opens onto a balcony and the two rear bedrooms have a peaceful aspect looking out over the garden. The modern bathroom suite features a bath with overhead waterfall shower giving you a total of three toilets, two showers and one bathroom in the house hopefully making those morning queues a thing of the past!

To the second floor is the impressive dual aspect master bedroom featuring extensive built-in wardrobes and a boutique-style en suite shower room with underfloor heating. The superb split-level rear garden has been thoughtfully laid out with a unique tiered design giving you access to both a lower paved patio and raised lawn areas. It is totally enclosed by fencing affording you privacy & seclusion. Overall this property really is a 10 out of 10!





## Accommodation

### GROUND FLOOR

ENTRANCE HALL

### LOUNGE

16' 8" x 10' 0" (5.08m x 3.05m)

### CLOAKROOM

With W.C.

### OPEN PLAN DINING ROOM & KITCHEN

17' 2" x 14' 3" (5.23m x 4.34m)

### FIRST FLOOR

LANDING

### BEDROOM TWO

16' 1" x 10' 0" (4.9m x 3.05m)

Opening to:

BALCONY

### BEDROOM THREE

13' 8" x 10' 0" (4.17m x 3.05m)

### BEDROOM FOUR / STUDY

9' 4" x 6' 9" (2.84m x 2.06m)

FAMILY BATHROOM

### SECOND FLOOR

### BEDROOM ONE

16' 8" x 9' 8" (5.08m x 2.95m)

With extensive built-in wardrobes

EN SUITE SHOWER ROOM

### OUTSIDE

PRIVATE REAR GARDEN

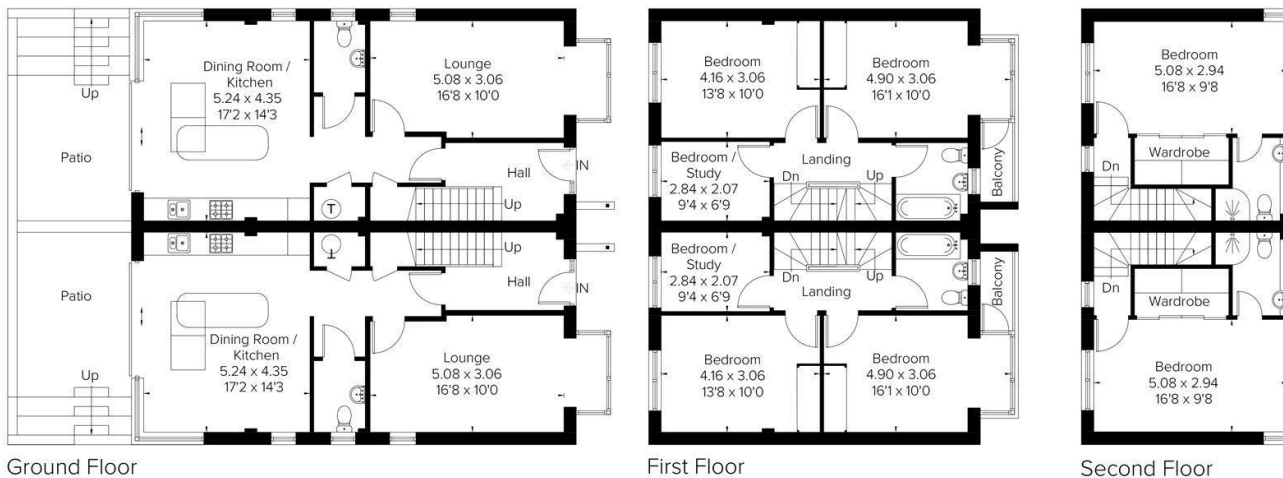
Picture this...

Approximate Floor Area  
House 1 = 131.5 sq m / 1415 sq ft  
House 2 = 131.5 sq m / 1415 sq ft  
Total = 263.0 sq m / 2830 sq ft



For those with children or looking to start a family, Windlesham House, Aldrington Primary and Blatchington Mill schools are all very highly regarded and located close by catering to all age groups.

Your friends and family will certainly have property envy of your newly built home that offers striking kerb appeal and spacious, contemporary living in one of Brighton & Hove's top addresses!



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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