



Wellington Road, Brighton, BN2 3AA
Asking Price £350,000

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Charming two bedroom maisonette with period features and spacious versatile accommodation ready to transform in to your dream home.

Perfectly situated in a popular residential area in Brighton, this spacious and versatile two-storey maisonette presents an exceptional opportunity for those seeking a property with bags of potential. Forming part of a substantial semi-detached building, this two bedroom apartment boasts numerous period features, adding charm and elegance to the living spaces.

As you step through the entrance door on the ground floor, you'll immediately notice the beautiful stained glass window. A staircase leads to a half landing where a convenient cloakroom can be found. Ascending further, the first floor reveals a spacious double bedroom at the rear, offering tranquil leafy views.

The dual-aspect lounge on the first floor is bathed in natural light, thanks to the bay windows that showcase the leafy surroundings. A marble fireplace provides a charming focal point. Completing the first floor is the bathroom.

The kitchen dining room, which is located on the second floor, is perfect for creating culinary delights. With ample space for a dining table, it presents an ideal setting for entertaining family and friends.

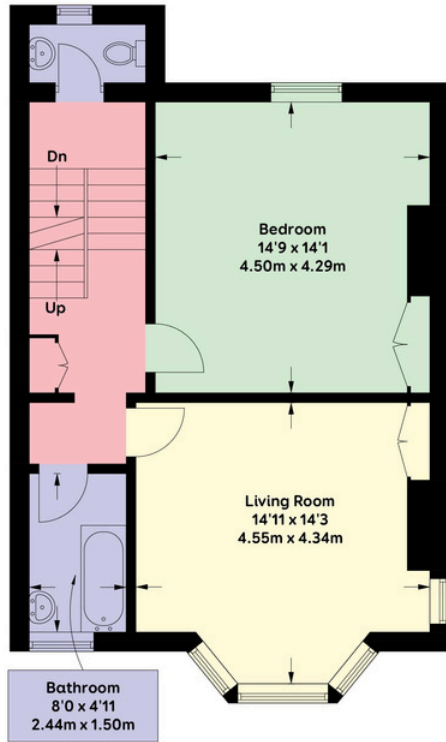
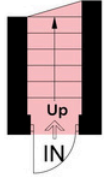
Across the hallway, a generously sized bedroom in the front awaits, with a dormer and skylight window, letting plenty of natural light in.

While the property currently requires refurbishment, this presents an exceptional canvas to create the home of your dreams, tailored to your style and tastes. The potential to restore and enhance period features, such as the fireplaces, built-in cupboards, internal doors, cornice, and picture rails, adds an exciting element to the project.

Benefiting from a share of freehold with the remainder of a 999-year lease, this property provides stability and peace of mind. Its location is another major draw, as it is conveniently located within easy reach of shops, The Level park, good schools, and the city centre. With 1083 square feet (100.6 square metres) of flexible living space, this maisonette offers ample room for very comfortable everyday living.

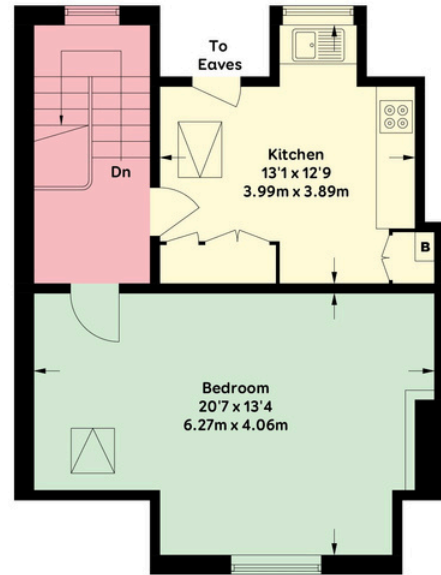
Don't miss out on the chance to unlock the full potential of this charming maisonette. With the right vision and TLC, you can transform this dated property into a stunning, characterful home.





Ground Floor
16 sq ft / 1.5 sq m

First Floor
588 sq ft / 54.6 sq m



Second Floor
479 sq ft / 44.5 sq m



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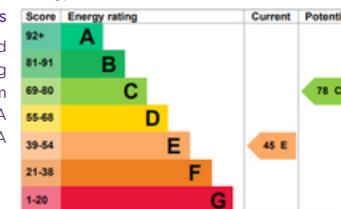
APPROXIMATE GROSS INTERNAL AREA = 1083 sqft / 100.6 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Leasehold
993 Year Lease Term Remaining
Service Charge Approx £901.32 Per Annum
Ground Rent N/A
Council Tax Band A

Energy Performance Certificate



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