



Total Area Approx 805.00 sq ft

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Upper Maisonette, 42 Grantham Road, Brighton, BN1 6EE

Guide Price £210,000
Leasehold - Share of Freehold

42 Grantham Road Brighton, BN1 6EE

Being Sold via Secure Sale online bidding
Terms & Conditions apply
Starting Bid £210,000

Offered with NO ONWARD CHAIN and a SHARE OF FREEHOLD, this surprisingly spacious upper maisonette boasts an enviable address within the highly desirable "Golden Triangle" area of Brighton which is nestled between Preston Park and Fiveways. Occupying the first floor and loft space of this imposing, bay-fronted, end-of-terrace Victorian townhouse, the property offers perfect potential for its prospective purchaser to make their own mark through entire renovation. Accommodation comprises a large bay-fronted living/dining room and separate kitchen which could be combined, a bathroom with window, and a double bedroom to the ground floor with a staircase which ascends to a boarded loft room with dormer windows to front, taking in an elevated outlook over rooftops.

Approach

Steps up to covered communal entrance with timber panelled front door opening into communal hallway. Flat front door opens to stairs which ascend to half-landing, with door into:

Bathroom

Obscure double-glazed window to rear. Three-piece white bathroom suite comprising panel-enclosed bath with mixer tap and hand-held shower attachment, pedestal wash hand basin and WC. Space and plumbing for washing machine.

First Floor Landing

High-level window to rear and further stairs to second floor.

Bedroom

3.30m x 2.62m (10'9" x 8'7")
Double-glazed window to rear offering elevated outlook over neighbouring gardens, radiator, built-in cupboard housing 'Ideal' combination boiler, and wood laminate flooring.

Living/Dining Room

3.45m x 5.65m (11'3" x 18'6")
Single-glazed timber-framed bay sash window to front with radiator under. Further radiator and wood laminate flooring.

Kitchen

1.62m x 3.62m (5'3" x 11'10")
Single-glazed timber-framed window to front. Fitted kitchen offering wall and base units, work surfaces with four-ring gas hob and electric oven under, alongside single-bowl stainless steel sink with drainer and mixer tap. Larder cupboard, tiled floor, and space for under-counter fridge.

Second Floor Landing

Half-landing with door to access eaves storage, and further stairs up to:

Bedroom

3.64m x 3.85m (11'11" x 12'7")
Dual aspect with double-glazed windows to front and rear offering elevated widespread views over rooftops with radiator under, painted timber floorboards, and door into further eaves storage.



- NO ONWARD CHAIN
- Desirable "Golden Triangle" Location
- Share of Freehold
- Upper Maisonette - Requiring Renovation
- Elevated Widespread Views
- Ample Eaves Storage
- Bay-Fronted Living/Dining Room
- Separate Kitchen
- Bathroom with Window
- Being Sold via Secure Sale Online Bidding (T&Cs Apply)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**