

## Mafeking Road, Brighton, BN2 4EL

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft

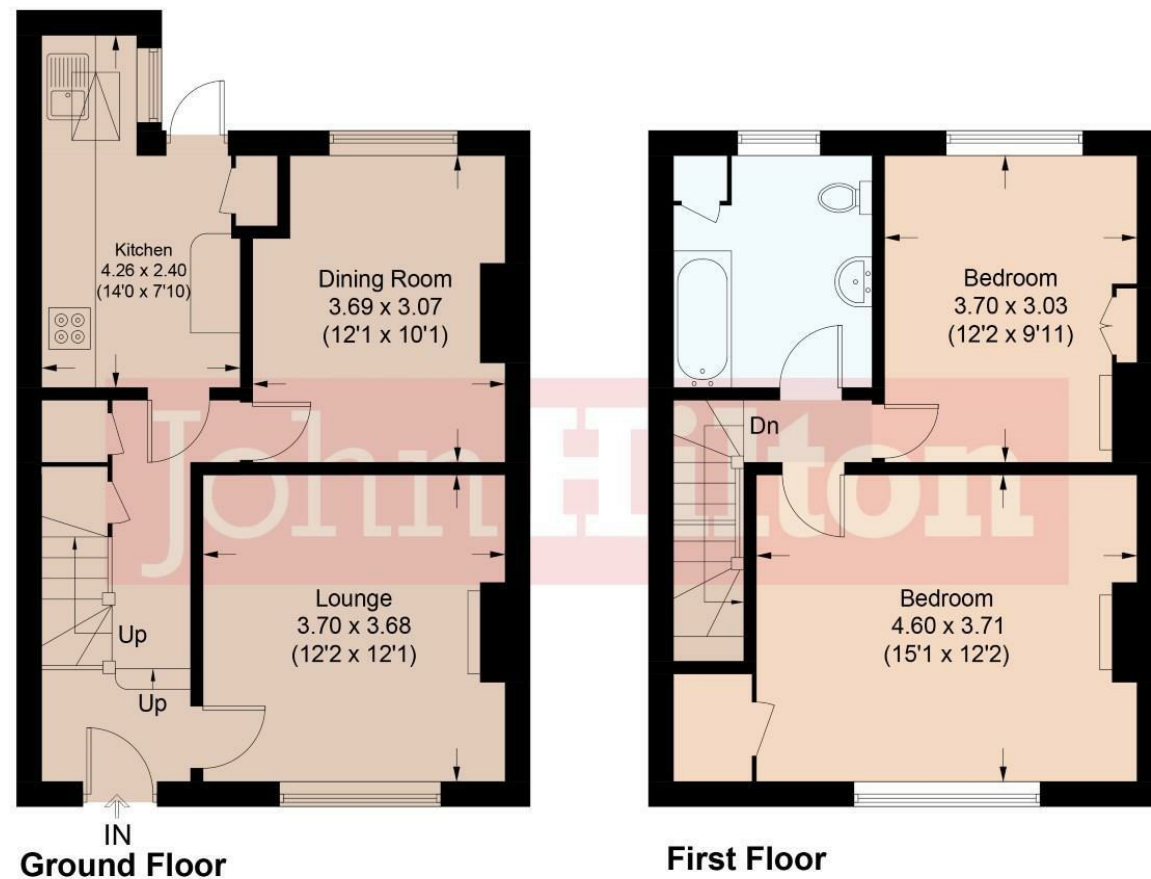


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 931.00 sq ft

46 Mafeking Road, Brighton, BN2 4EL

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**Guide Price £400,000-£425,000**  
**Freehold**



## 46 Mafeking Road Brighton, BN2 4EL

\*\*\* GUIDE PRICE £400,000-£425,000 \*\*\*

A delightful two bedroom terraced house which has lots of character and a good sized lawned rear garden. Well-presented interior with natural wood floors, original internal doors and feature fireplaces with working open fire to the lounge. Spacious accommodation with well-proportioned rooms consists of two separate reception rooms plus kitchen with country-style units to the ground floor and two generously sized bedrooms and large bathroom upstairs. The property has a homely vibe and enjoys an elevated position from the road with panoramic views of the surrounding area at the front. Situated in a popular residential area with easy access to the city centre and Brighton Station and close to local amenities on Lewes Road. Ideal first time buy or second step up the ladder. No onward chain.



### Approach

Raised front garden with walled boundaries, steps ascend to front door with canopy over.

### Entrance Hall

Split-level with natural wood floors and understairs storage cupboards.

### Lounge

3.70m x 3.68m (12'1" x 12'0")

High ceilings, natural wood floors, period fireplace, column-style radiator and window to front.

### Dining Room

3.69m x 3.07m (12'1" x 10'0")

Painted wood flooring, recessed fitted shelving and window to rear.

### Kitchen

4.26m x 2.40m (13'11" x 7'10")

Range of units at eye level with concealed lighting, further units at base level with solid wood worktops over, ceramic sink with mixer tap and drainer, and spaces for appliances including dishwasher. Stripped pine larder-style cupboard, sloping ceiling to rear with Velux skylight, heated towel rail for tea towels and door to rear garden.

### First Floor Landing

Access to part-boarded loft space with drop-down ladder and light.

### Bedroom

4.60m x 3.71m (15'1" x 12'2")

Window to front with delightful views of the surrounding area. Feature fireplace, natural wood floors and large walk-in wardrobe.

### Bedroom

3.70m x 3.03m (12'1" x 9'11")

Window overlooking rear garden, feature fireplace and neutral carpet.

### Spacious Bathroom

Bath with mixer tap and shower over with hand-held shower attachment on riser, shower screen and tiled surround. Low-level WC, wash basin with mixer tap and tiled splashback, built-in cupboard housing 'Worcester' combi boiler.

### Rear Garden

Raised with paved patio area, flower bed well-stocked with various shrubs. Mostly laid to lawn with small trees and shed to the rear, with fenced and walled boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: **C**

- Spacious Two Bed Terraced House
- Good Sized Lawned Rear Garden
- Well-Presented Interior
- Natural Wood Floors
- Original Fireplaces
- Generously Proportioned Rooms
- Lots of Character
- Popular Residential Location
- Easy Access into the City Centre
- NO ONWARD CHAIN