



- A beautifully presented three storey victorian period house
- Three bedrooms and two bathrooms
- Sought after location close to London Rd and Brighton station
- Excellent condition throughout and period features
- Additional office room and sunny rear

Lorne Road, Brighton, BN1 4NL

Asking Price Of £675,000

A fantastic three-bedroom, two-bathroom Victorian house in a highly popular residential enclave at Preston Circus. The house has been extended into the loft space with an ensuite bedroom and is beautifully presented throughout. Situated only moments from London Rd and Brighton station, making it ideal for anyone needing to commute



Property Description

This beautifully presented three-story Victorian period house exudes charm and character, making it a standout property in a highly desirable location.

The home features three generously sized bedrooms, with the master bedroom enjoying the luxury of an additional en-suite bathroom. The family bathroom is well-appointed, ensuring comfort for all residents.

Inside, the property is in excellent condition throughout, showcasing many original period features that add to its appeal. A separate office room provides a perfect space for working from home or studying, catering to modern lifestyle needs.

The delightful sunny rear garden is an inviting outdoor space, ideal for relaxation or entertaining.

Situated in a quiet and neighbourly road which is extremely close to both London Road and Brighton Station, this location offers easy access to transport links and a vibrant array of local shops and amenities within walking distance, including the lively Preston Circus.

This Victorian house combines period elegance with modern convenience, making it a perfect family home.





Accommodation

GROUND FLOOR

SITTING/DINING ROOM
24' 1" x 11' 8" (7.34m x 3.56m)

KITCHEN
10' 3" x 8' 8" (3.12m x 2.64m)

FIRST FLOOR

BEDROOM
15' 4" x 11' 3" (4.67m x 3.43m)

BEDROOM
10' 10" x 9' 9" (3.3m x 2.97m)

BATHROOM

OFFICE
8' 8" x 4' 7" (2.64m x 1.4m)

SECOND FLOOR

MASTER BEDROOM
17' 5" x 11' 10" (5.31m x 3.61m)

EN-SUITE BATHROOM

OUTSIDE

REAR GARDEN

FRONT GARDEN
(includes a bike shed)

Lorne Road, Brighton, BN1 4NL

Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft



 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am – 5.30pm
Sat: : 9am - 5pm

