

PHILLIPS & STILL



- A fantastic three bedroom detached house
- Ideal family home with accommodation over three floors
- Highly sought after location extremely close to Preston Park Station
- Front and rear gardens
- Close to many local amenities and popular schools

The Drove, Brighton, BN1 5NN

Asking Price Of £620,000

SPLENDID FAMILY HOME!

This fantastic three-bedroom detached house is an exceptional family home, thoughtfully designed with accommodation spread over three spacious floors. Nestled in a highly sought-after location, this property boasts convenience, being just a stone's throw away from Preston Park railway station, making commuting a breeze.



Property Description

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Upon entering, you are welcomed into a bright and airy hallway that leads to a generously kitchen/dining room, perfect for family gatherings or entertaining guests. Large windows fill the space with natural light, enhancing the inviting atmosphere. The modern kitchen features ample storage, contemporary appliances, and a charming dining area, making it a delightful space for family meals.

The first floor hosts two well-appointed bedrooms, an additional sitting room /family room and a modern family bathroom. The second floor is where you will locate the master bedroom which has the benefit of a delightful en-suite shower room.

Outside, the property is complemented by delightful front and rear gardens. The front garden is beautifully landscaped, enhancing the home's curb appeal, while the rear garden is an oasis for relaxation and outdoor entertaining.

Additionally, this home is conveniently located near various local amenities, including shops, parks, and recreational facilities. Families will appreciate the proximity to popular schools, ensuring an excellent education for children. This property truly embodies the perfect blend of modern living, comfort, and convenience, making it an ideal choice for families seeking a welcoming and functional home.





Accommodation

GROUND FLOOR

KITCHEN/DINER
22' 0" x 13' 11" (6.71m x 4.24m)

FIRST FLOOR

BEDROOM
11' 1" x 9' 1" (3.38m x 2.77m)

SITTING ROOM
12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM
14' 0" x 10' 8" (4.27m x 3.25m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM
18' 2" x 13' 8" (5.54m x 4.17m)

EN-SUITE SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

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Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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