



24 Cleveland Road
BRIGHTON | EAST SUSSEX | BN1 6FF

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Situation

An impeccably presented and well extended contemporary Victorian house, occupying the perfect spot overlooking Blakers Park with a landscaped west facing garden

Brighton & Hove is renowned for its cultural diversity, offering world class shopping, restaurants and provision of the arts. Preston Park station is one stop away from Brighton station, providing regular mainline services to Gatwick Airport and London. Recreational facilities are in abundance, including numerous first-class gyms, swimming, tennis, paddle, and sailing at Brighton Marina. There are also a range of revered state and private schools locally.

Conveniently positioned opposite Blakers Park in the heart of Fiveways, this beautifully extended Victorian family home offers superbly balanced accommodation with refined detailing throughout. The owners have thoughtfully preserved a wealth of original features, sensitively pairing them with contemporary finishes. To the front, the open plan sitting and dining room features two cast iron open fireplaces and a generous bay window complete with bespoke plantation shutters. The extended kitchen/dining room lies at the rear of the property and provides an exceptional entertaining space, flooded with natural light from bi-fold doors and Velux roof windows. The kitchen itself is elegantly appointed with 'Shaker style' cabinetry, integrated luxury appliances and oak herringbone flooring with underfloor heating. On the first floor, there are three well proportioned bedrooms including the spacious principal bedroom all served by a stylish family bathroom. A staircase leads to the second floor where an additional bedroom enjoys the privacy of its own en-suite shower room. The private west facing rear garden has been beautifully landscaped to create a serene space for relaxation or entertaining with a combination of paved patio and composite decking softened by modern planting along both borders. Excellent external storage is provided by a substantial timber garden shed.



Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Inset butler style sink
- » 'Smeg' range cooker
- » 'Smeg' extractor fan over
- » Integrated 'Bosch' dishwasher
- » Integrated 'Bosch' washing machine
- » Integrated 'Samsung' 'American style' fridge freezer



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Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator



En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » 'Velux' window



Specification

- » Wall mounted 'Viessmann' gas fired boiler
- » Engineered oak herringbone flooring with underfloor heating in the kitchen/family room
- » Bi-fold door to the garden
- » Engineered oak flooring in the sitting/dining room
- » 2 x cast iron open fireplaces in the sitting/dining room
- » Bay window with bespoke plantation shutters in the sitting room
- » Landscaped west facing rear garden



External

The property is approached over a tiled pathway to the front door with matching tiled sections in the front garden to the side. A paved patio adjoins the rear of the property with steps up to composite decking flanked on either side by raised sleeper beds, well stocked with mature shrubbery and colourful planting. At the rear of the garden, a timber summer house provides an abundance of external storage.





Transport Links from 24 Cleveland Road

Preston Park Train Station	approx. 1.4 miles
Brighton Train Station	approx. 1.2 miles
London Victoria By Train	approx. 45 mins
Gatwick Airport	approx. 27.5 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Cleveland Road, Brighton, BN1 6FF

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft

Garden Room = 9.1 sq m / 98 sq ft

Total = 151.7 sq m / 1633 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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