

# Kingsley Road

## Brighton

**LEXTONS** / SALES  
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AUCTIONS  
COMMERCIAL



## About the property

Nestled in the sought-after Kingsley Road of Brighton, this charming three-bedroom end of terrace house offers a delightful blend of space, light, and potential.

Upon entering, you are welcomed by a generously sized hallway that gracefully flows into a bright lounge, boasting natural light streaming through the bay window and a captivating feature fireplace. The hallway further leads to a well-appointed kitchen and a separate dining room, offering picturesque views over the rooftops of the neighbourhood.

Venturing downstairs to the lower ground floor, you are presented with a versatile space that eagerly awaits your personal touch. Whether envisioned as a cosy lounge, a modern kitchen, or simply more living area, the possibilities are endless. This floor seamlessly extends to a sunny garden, perfect for enjoying those warm summer days.

Ascending to the upper levels, you will find two spacious double bedrooms, alongside a comfortable single bedroom and a generously sized bathroom. This property exudes the essence of a perfect family home, eagerly awaiting someone to infuse it with their unique style and character.

With its prime location being just a few minutes walk to Preston Park Station, ample living space, and scope for personalisation, this three-storey house on Kingsley Road is a rare find, offering a canvas for creating a truly bespoke living experience. Don't miss the opportunity to make this property your own and embark on a new chapter in this vibrant seaside town.

# Kingsley Road Brighton



3

BEDROOM

1

RECEPTION

1

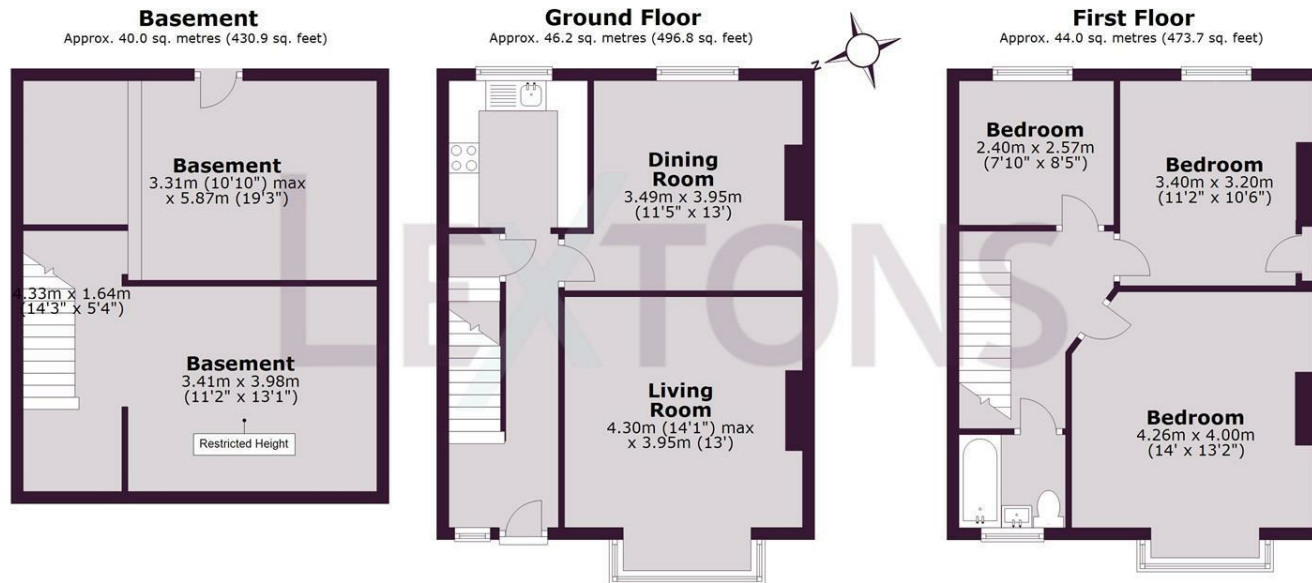
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 130.2 sq. metres (1401.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	