

# Middle Road

## Brighton

**LEXTONS** / SALES  
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AUCTIONS  
COMMERCIAL



## About the property

Guide price Offers Between \*\*\*£375,000 - £400,000\*\*\*

Nestled in the heart of Preston Village, this well presented two bedroom house is a hidden treasure waiting to be explored. With a rich history spanning 400 years, this cottage is a true embodiment of character and allure.

The accommodation is arranged over two floors and features a warm living room with rustic beams and an open kitchen, equipped with essential appliances. Step through the glazed door to discover a delightful surprise - a serene walled garden, ideal for enjoying a morning coffee or hosting al fresco dinners. Upstairs, there are two good sized bedrooms and white suite bathroom.

Situated in the picturesque Preston Village, a local conservation area, this property offers easy access to Preston Park and is just a short stroll to Preston Park Railway Station, providing convenient links to Brighton and London. Nearby, you'll find two local pubs and a Sainsburys for added convenience.

Whether you seek a home steeped in history or a peaceful garden retreat in the heart of Brighton, this property seamlessly combines the best of both worlds.

## Middle Road Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

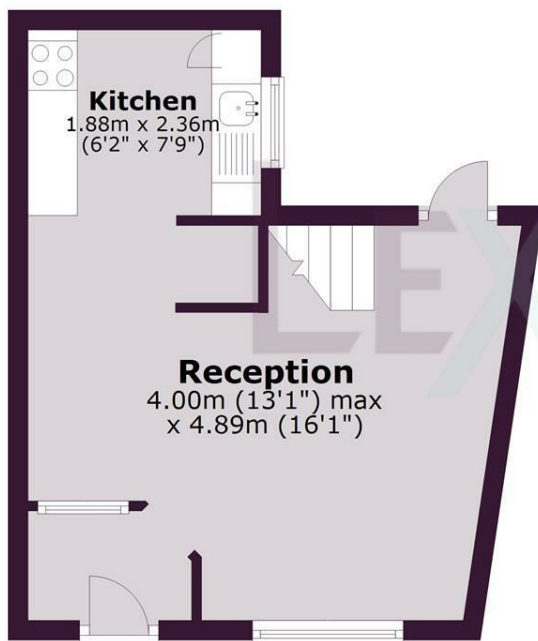




SCAN HERE TO OFFER ON THIS PROPERTY

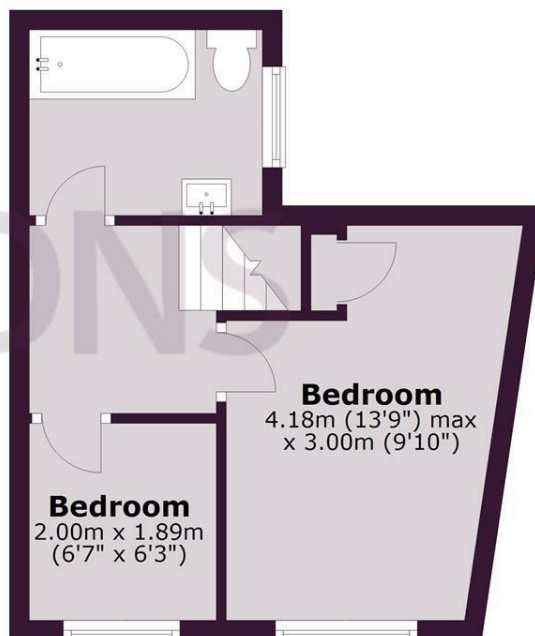
### Ground Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



### First Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



Total area: approx. 47.0 sq. metres (505.4 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(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	