

# Waldegrave Road

## Brighton

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## Waldegrave Road Brighton



3

BEDROOM

2

RECEPTION

1

BATHROOM

### About the property

An impressive three-storey semi-detached Victorian residence, set on the highly sought-after, tree-lined Waldegrave Road in Preston Park's prestigious Golden Triangle.

This substantial family home is rich in period charm, showcasing a wealth of original Victorian features that have been thoughtfully restored and tastefully enhanced throughout. Arranged over three generous levels, the property offers bright, well-proportioned rooms with a refined interior that beautifully blends classic character with contemporary comfort.

The stylishly decorated and well-appointed kitchen/diner enjoys views over the west-facing garden and is bathed in natural light throughout the day—creating a warm and inviting space ideal for both everyday living and entertaining.

The upper floors provide far-reaching views across Brighton's iconic skyline, stretching all the way to the seafront, with clear vistas of the i360. The three spacious bedrooms, arranged over two floors, are light-filled and offer picturesque outlooks either over the charming tree-lined street or across the cityscape.

To the rear, a charming, walled west-facing garden enjoys sunshine throughout the day—perfect for outdoor relaxation and entertaining. The space also features a convenient outdoor storage area, adding both practicality and functionality.

Ideally positioned, the property benefits from excellent transport links, with nearby bus routes and Preston Park Station just a short walk away, offering direct connections to London and beyond. The area is also home to an array of independent shops, cafés, and delis, contributing to a vibrant and welcoming community atmosphere.













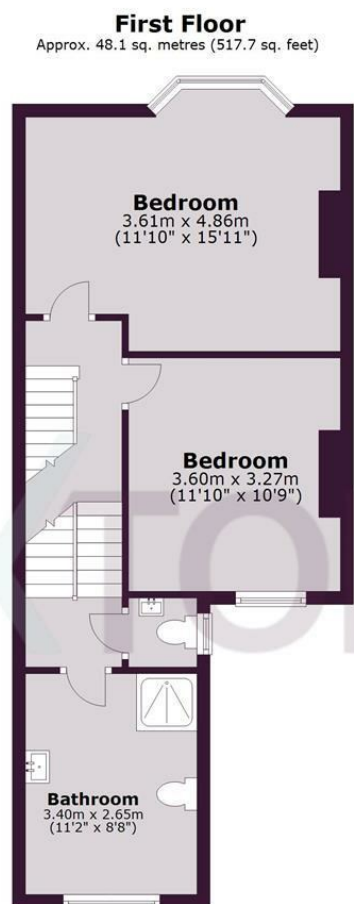


What the owner says

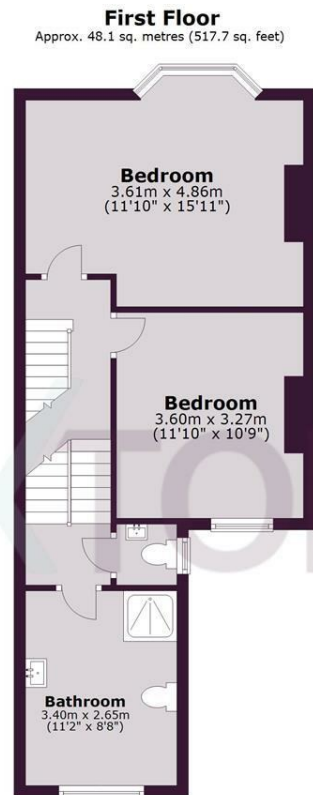


SCAN HERE TO OFFER ON THIS PROPERTY





Total area: approx. 130.9 sq. metres (1409.4 sq. feet)



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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>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 