

Kingsley Road

Brighton

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About the property

An immaculately presented two bedroom terraced house situated in the picturesque Kingsley Road in the sought-after BN1 neighbourhood of Preston Park. This delightful residence offers a perfect blend of period charm and modern comforts, making it an ideal home for those who appreciate both style and functionality.

As you approach this property, you'll immediately notice its pristine exterior creating a welcoming first impression. The charming red-brick facade exudes timeless appeal, reflecting the character of the neighbourhood.

Upon entering the, you are greeted by a warm and inviting atmosphere. The living area boasts plenty of natural light, enhancing the sense of space and airiness. The neutral colour palette and tasteful decor provide a blank canvas for you to personalize and make your own.

The well-appointed eat-in kitchen is not just a place to prepare meals but a central hub for family gatherings and entertaining guests. The kitchen is thoughtfully designed with modern appliances, ample storage space, and a dining area that overlooks the rear garden. This area seamlessly connects indoor and outdoor living, creating a perfect setting for enjoying morning coffee on the patio or hosting alfresco dinners. A WC/cloakroom can also be found on the ground floor.

Heading upstairs, you'll find two good sized bedrooms, each exuding a comfortable and peaceful ambiance.

The pristine bathroom is elegantly finished and provides a tranquil retreat for relaxation and self-care.

The rear garden is a private oasis and has been lovingly landscaped to create a low-maintenance outdoor space that's perfect for summer barbecues, gardening or simply unwinding in a tranquil environment.

With convenient access to the lively streets of Brighton, with an array of shops, cafes, and cultural attractions nearby. Preston Park Station is just a short walk away and the home sits within the catchment area of popular local schools.

Kingsley Road Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM







What the owner says

What the owner says...

It's a great location for getting around the city; we can walk to most of it. There are four parks really close by including Preston Park. We love how peaceful it is around here yet be so well connected with the train line and A23. The shops and cafes are handy too. When we moved here we quickly became friends with our neighbours and we've enjoyed quite a few coffee mornings and summer BBQs.



SCAN HERE TO OFFER ON THIS PROPERTY

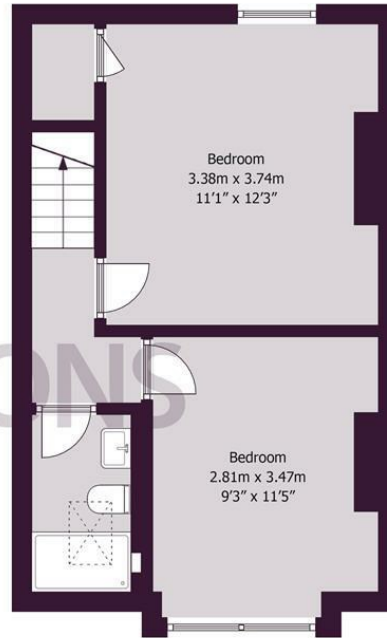




Ground Floor



First Floor



Approximate gross internal floor area 63.2 sq m/ 670 sq ft

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 