

# Kingsley Road

## Brighton

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## About the property

This beautifully presented three storey home creates an impeccable example of contemporary life in a period property.

On the ground floor are your living areas. The separate lounge has a large bay window which allows ample natural light to flow through the room. There is also a fire place which sets a cosy ambiance and has alcoves either side which gives extra space for a reading nook or an additional seating area.

The kitchen and dining area is to the back of the ground floor. The kitchen has excellent storage with walnut colour cupboards finished with white work tops. The open plan concept allows for a great entertaining space for family and friends to enjoy.

On the lower ground floor you'll find the garden room and utility area which has room for a washing machine, dryer, overflow fridge and also houses the boiler. This room has the access out onto your meadow turfed garden which was specifically chosen by the current owner because it's pretty, good for wildlife and only needs mowing 3 times a year! There is also a handy storage room on this floor.

Last but not least to the top of the house branching off from the landing you'll find the bedrooms, office and bathroom.

The main bedroom is a generous size with a bay window which is smartly used as a working area. The second bedroom is also a great size and has exquisite views over Brighton. The third room is currently used as the office. The main bathroom is neutrally decorated with white tiles and bath suite.

The house is in an enviable location, being just moments from Preston Park train station, local shops and of course Preston Park. Internally, the property is in excellent order and has been sympathetically styled throughout. Only a short stroll to Preston Park its location is handy for the mainline station and ideal for highly regarded local schools.

# Kingsley Road Brighton



3

BEDROOM

1

RECEPTION

1

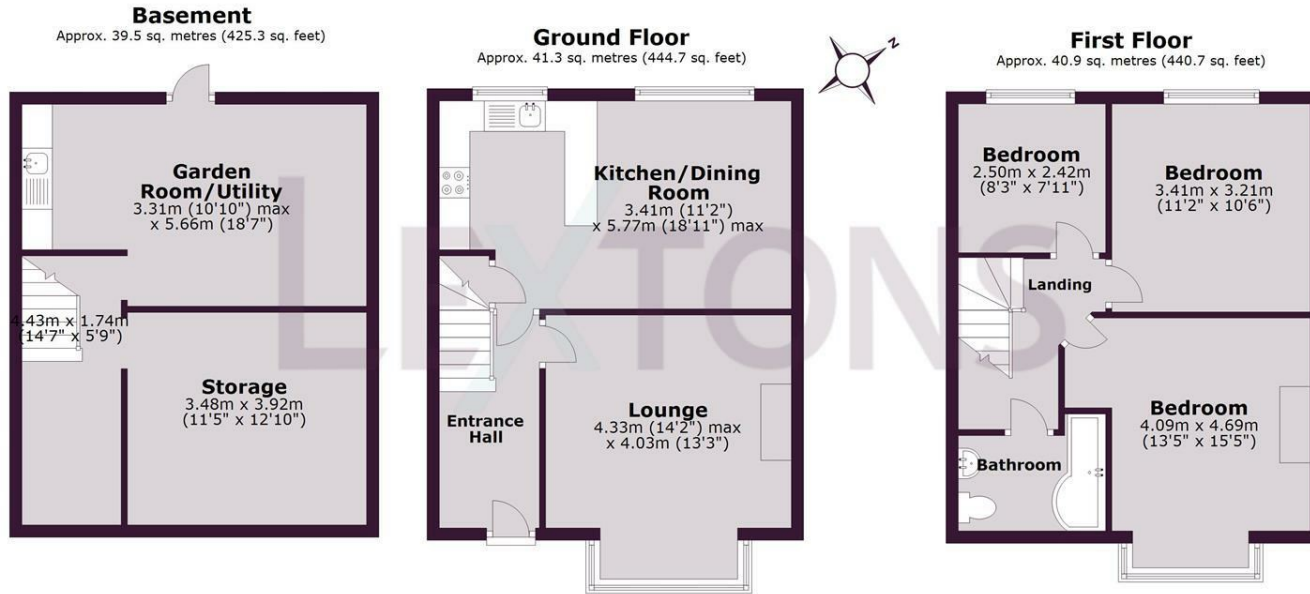
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 121.8 sq. metres (1310.7 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>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	