



13 Lauriston Road

Brighton, BN1 6SN

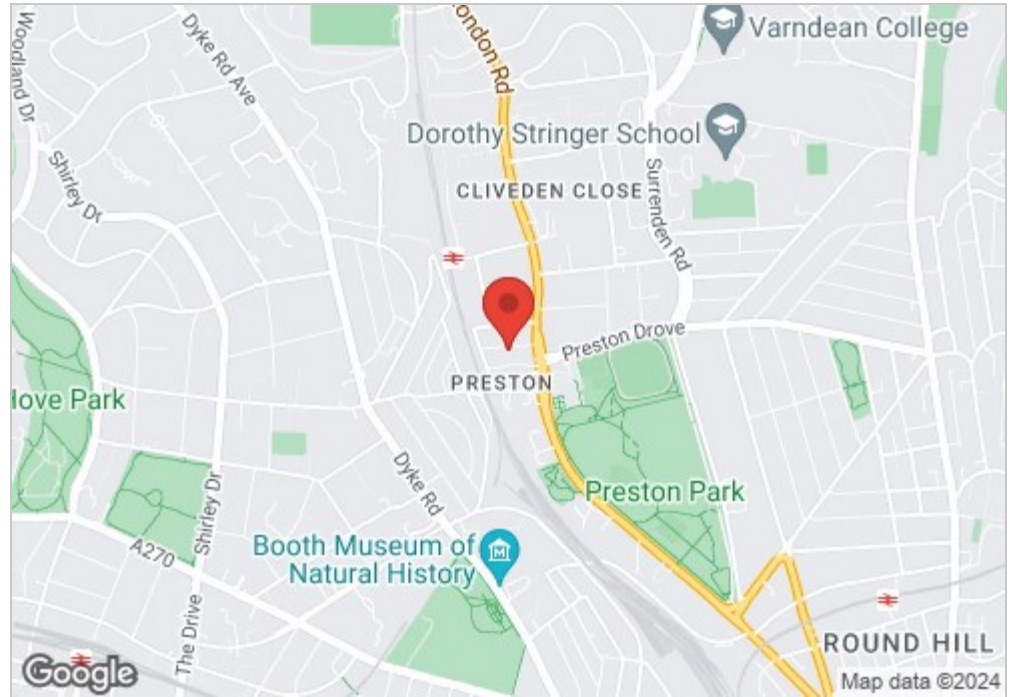
Guide price £850,000

Experience the allure of this charming Edwardian residence, nestled in the heart of a prime location just a stone's throw away from Preston Park Train Stations and the sprawling greenery of Preston Park. This beautiful 4-bedroom, 2-bathroom family abode offers a seamless blend of timeless charm and modern convenience.



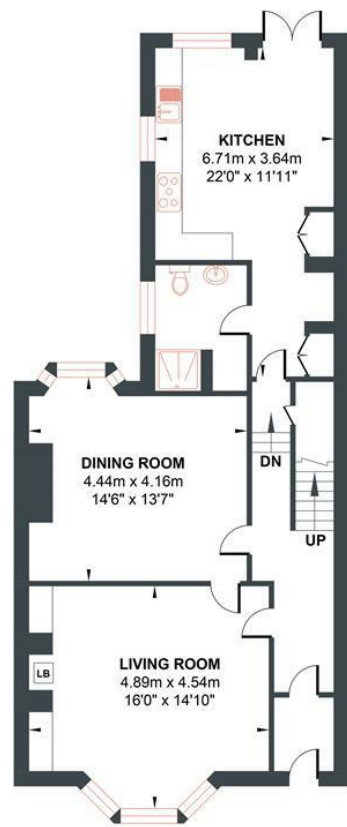
- 4 Bedrooms
- Kitchen Dining Room
- Modern Family Bathroom
- Period Features
- Close To Fantastic Schools, Shops & Parks
- Two Large Reception Rooms
- Down Stairs Shower Room
- South Facing Lawned rear Garden With Rear Access
- Short Stroll To Preston Park Train Station
- Potential For A Loft Conversion

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales	EU Directive 2002/91/EC	



LAURISTON ROAD

Approximate Gross Internal Area = 150.24 sq m / 1617.17 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
811.16 sq ft
(75.36 sq m)



FIRST FLOOR

Approximate Floor Area
806.0 sq ft
(74.88 sq m)

