



12 Cumberland Road

Brighton, BN1 6SL

Offers in excess of £850,000

We are delighted to offer this beautifully renovated 4-bedroom, 2-bathroom period home, offering 1,548 square feet of elegant living space in one of Preston Park's most sought-after neighbourhoods. Just a short stroll from Preston Park mainline train station, this property combines modern sophistication with a convenient location.

Upon entering, you are welcomed into a spacious open-plan lounge and dining area. The lounge features stunning bay-fronted windows, providing an abundance of natural light and a sense of airy spaciousness. The dining area, currently utilised as a playroom, is perfectly designed for keeping an eye on the children while relaxing. The rear extension houses a generously sized, contemporary kitchen and breakfast room, complete with bi-fold doors that open to a beautiful south-facing garden. This room is flooded with light, making it an ideal space for dining and entertaining.

The first floor boasts three comfortable double bedrooms, a family bathroom, and a luxurious master bedroom with bay-fronted windows. The master bedroom also includes a tastefully finished en-suite bathroom.

Ideal for commuters, the nearby station provides easy access to Gatwick and London, just a 4-minute walk away. This exclusive location is close to Preston Park, which offers sports facilities, playgrounds, and hosts arts events. Local schools are highly regarded, and Preston Village provides convenient access to fresh coffee and croissants. The beach, countryside walks, and bridle paths of the National Park are just a short drive away. A small Sainsbury's is conveniently located at the end of the tree-lined street, and the vibrant arts venues, international restaurants, and cosmopolitan shopping of the city are easily accessible. For those who commute by car, there is swift access to the A23/A27 and Zone K has no waiting list.



- Large 4 Bedroom Period Home
- Extended Kitchen Dining/Family Room
- Play Room/Dining Room
- Potential For A Loft Conversion
- Short Walk To Preston Park
- 2 Bathrooms
- Front Living Room With Period Features
- South Facing Garden
- Short Walk To Preston Park Train Station
- Close To Local Shops

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		
	68	83
England & Wales	EU Directive 2002/91/EC	

