



# 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.

Step inside and be greeted by the impressive scale of this residence, where original wood floors and period features adorn the entrance hall. The front sitting room beckons with its original wood flooring, cast iron open fireplace, and a bay window that bathes the space in natural light.

Entertain in style in the formal dining room, boasting original wood flooring, original ceiling covings, and a bay window overlooking the lush garden oasis. The heart of the home awaits in the 22ft open plan kitchen dining room, showcasing a newly fitted kitchen with quartz worktops and integrated appliances. Flooded with light from a window to the side and double doors leading to the south-facing garden, this space is ideal for gatherings and culinary delights.

Completing the ground floor is a modern fitted shower room with W.C. and convenient downstairs storage. Ascend to the first floor, where a generously split landing leads to a collection of inviting bedrooms. The front bedroom offers picturesque views up and down the street through its bay window, while the principal bedroom boasts original wood flooring and period charm with its sash window overlooking the rear garden.

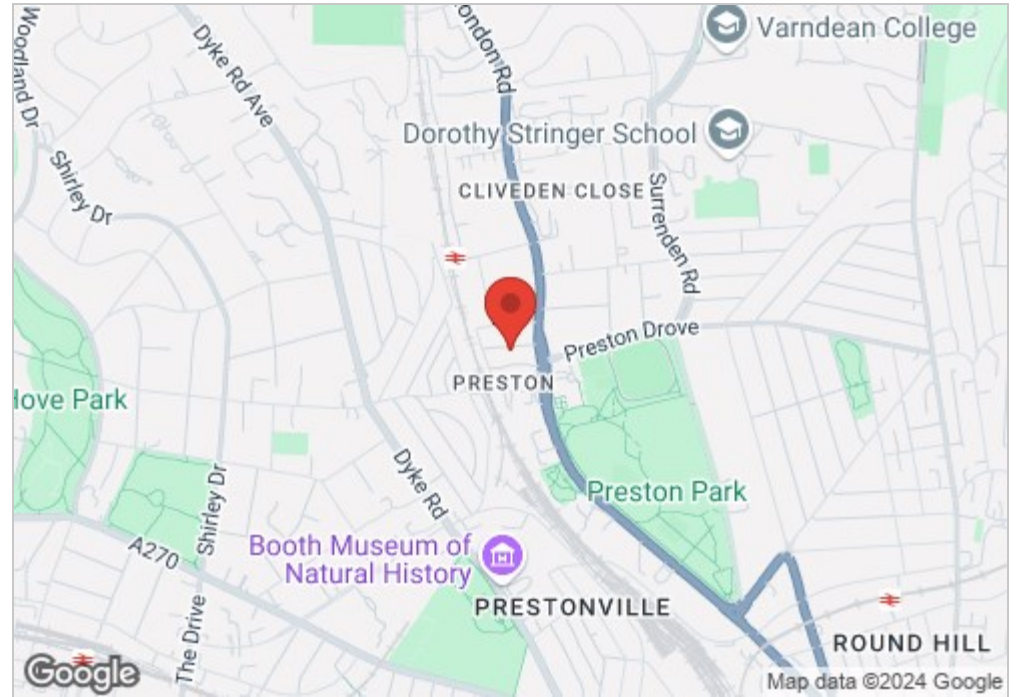
Additional highlights include a spacious dual aspect third bedroom with garden views, a modern family bathroom with separate shower and striking feature tiles, and a fourth bedroom completing this level.

Outside, discover the tranquil haven of the south-facing garden, with steps leading down from the kitchen to a patio area and sprawling lawn bordered by mature foliage. A rear gate provides convenient access.

Preston Park Station is mere minutes away on foot, offering effortless access to London, while renowned schools and amenities are within easy reach. With the city centre and beach just a short train ride away, and vibrant Preston Park and Preston Circus nearby, this residence offers the perfect balance of connectivity and serenity, making it a coveted haven for families and professionals alike. Don't miss the opportunity to make this exceptional property your own.

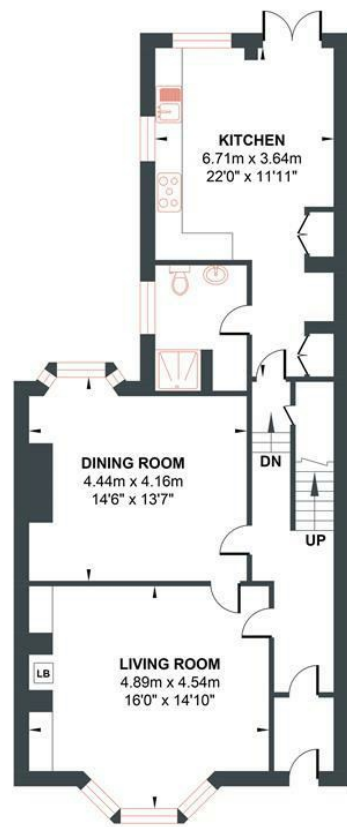
- 4 Bedrooms
- Kitchen Dining Room
- Modern Family Bathroom
- Period Features
- Close To Fantastic Schools, Shops & Parks
- Two Large Reception Rooms
- Down Stairs Shower Room
- South Facing Lawned rear Garden With Rear Access
- Short Stroll To Preston Park Train Station
- Potential For A Loft Conversion

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



## 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)

