





Brighton, BN1 5BF

**Guide price £700,000**

Matlock Road is just moments from the picturesque Preston Park, offering tranquil green spaces and fantastic access to Preston Park Station, making it perfect for commuters and families alike.

Step inside and be greeted by a grand hallway featuring intricate cornicing and original hardwood flooring- a stunning design element that flows throughout the home.

The spacious 27ft reception and dining room is bathed in natural light, thanks to a beautiful bay window at the front and large rear window overlooking the garden. With its stripped wood flooring and charming feature fireplace, this space is ideal for both relaxing and entertaining.

At the rear, the stylish and modern kitchen has been cleverly designed to maximise storage and functionality. Double doors open out to the walled South-East facing garden, filling the space with light and providing the perfect indoor-outdoor flow. A deep understairs storage cupboard and a side door leading to the garden add to the practicality.

### Upstairs, Three Beautiful Bedrooms

The principal bedroom is a showstopper- generously sized, featuring a gorgeous period fireplace, and bathed in natural light from its stunning bay window. Two additional spacious double bedrooms offer large sash windows with delightful garden views. The family bathroom is well-proportioned and stylishly appointed.

For those looking to expand, the property offers huge potential for a loft conversion, subject to the necessary planning permissions.


## A Garden Made for Entertaining

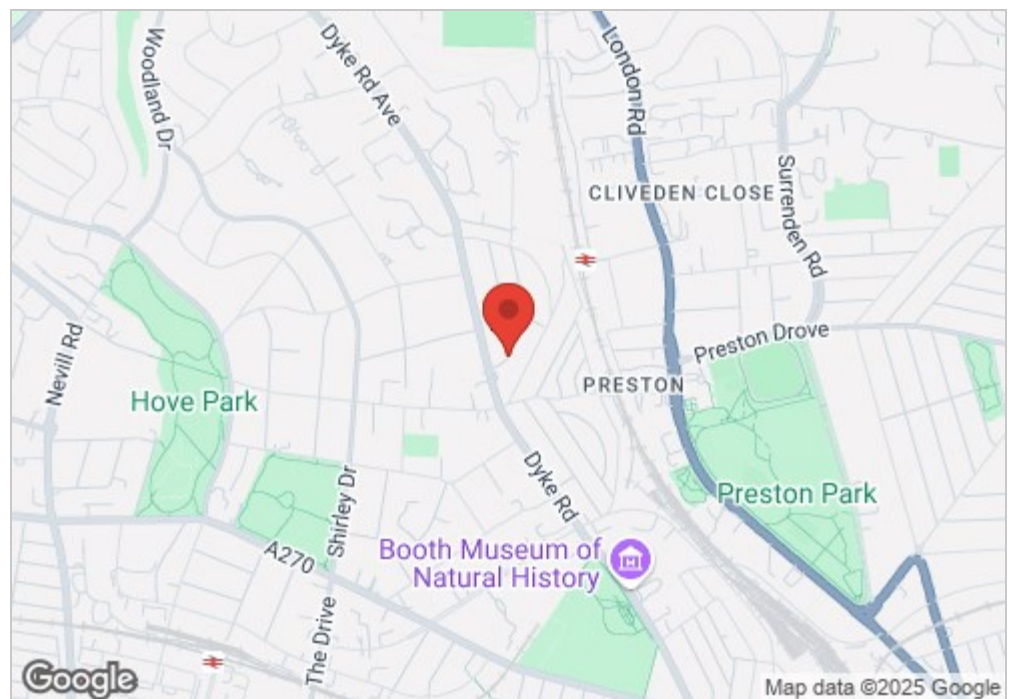
Step outside to the South-East facing garden, a fantastic suntrap with a lawned area and decked space just off the kitchen- perfect for alfresco dining, summer BBQs, and relaxing in the sun.

## A Perfect Brighton Lifestyle

Set on a peaceful residential street, this home is within walking distance of a fantastic selection of shops, cafes, pubs, restaurants, and excellent schools. With its unbeatable location, stunning period charm, and modern enhancements, this is a property that truly stands out.

- Three Double Bedroom
- Large Through Lounge/ Dining Room
- South East Facing Lawned Garden
- Potential For A Loft Conversion
- Short Walk To Local Shops
- Walking Distance To Preston Park Mainline Station
- Fitted Kitchen
- White Suite Family Bathroom
- Period Features
- Preston Park & Hove Park Close By

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		62	85
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			



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All measurements are approximate.

