

108, Waldegrave Road
Brighton, BN1 6GG

Guide price £925,000

Guide Price £925,000 to £975,000An exceptional four-bedroom Victorian family home, beautifully refurbished and extended, set in the ever-popular Fiveways district of Brighton.

This elegant period property on Waldegrave Road offers a perfect blend of original character and contemporary design. Behind its attractive façade, you're welcomed by a traditional entrance hall showcasing original coving and period features.

The impressive 26ft through living room boasts a bay window to the front, a cast iron open fireplace, bespoke fitted cabinetry, and stylish décor that enhances the room's natural charm.

To the rear, the stunning 19ft extended kitchen/dining room is flooded with natural light thanks to three skylights and full-width bi-folding doors opening onto the garden. High-gloss units, granite worktops, integrated appliances, and a central island make this space perfect for entertaining or enjoying family life. A ground floor WC completes the layout.

Upstairs, the spacious landing is bright and airy, illuminated by a Velux window. The principal bedroom enjoys a bay window with street views, a feature fireplace, and fitted cupboards. Two further double bedrooms and a luxurious modern bathroom complete the first floor. On the top floor is a generous fourth double bedroom with far-reaching views across the city.

The rear garden features a stylish paved terrace ideal for alfresco dining, an artificial lawned area perfect for play, and a raised flower bed adding a splash of greenery.

Waldegrave Road lies within the sought-after 'Golden Triangle' close to Preston Park. The area is highly regarded for its proximity to some of Brighton's most popular schools and excellent transport links, including Brighton and Preston Park stations. Fiveways offers a vibrant selection of local amenities, including cafés, a butcher, bakery, and greengrocer, while both Preston Park and Blakers Park are just a short stroll away.

- 4 Double Bedrooms

■ Sunny Rear Garden

■ 26ft Through Reception Room

■ Fantastic Location

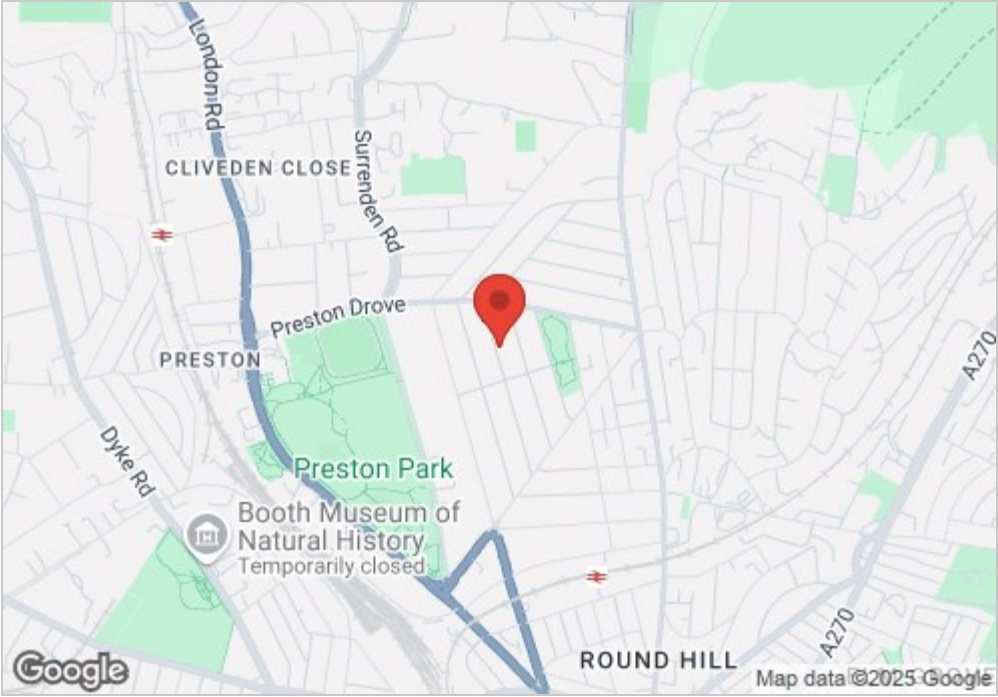
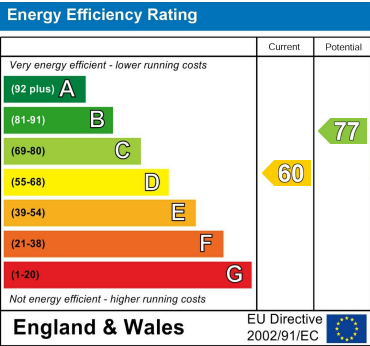
■ Close To Shops & Station
- 19ft Modern Kitchen Breakfast Room

■ Modern Family Bathroom

■ 1,503 Square Feet

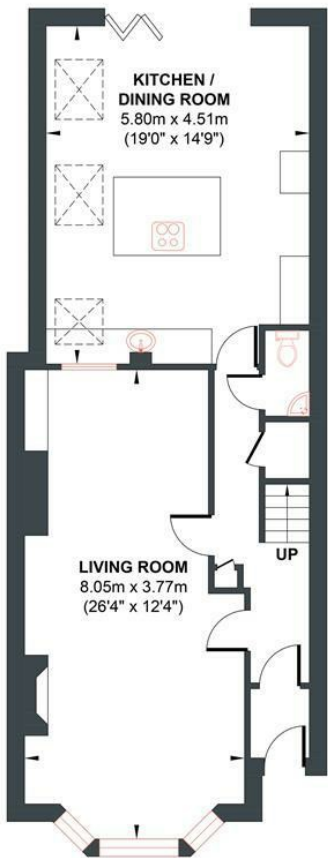
■ Victorian Home

■ Must View

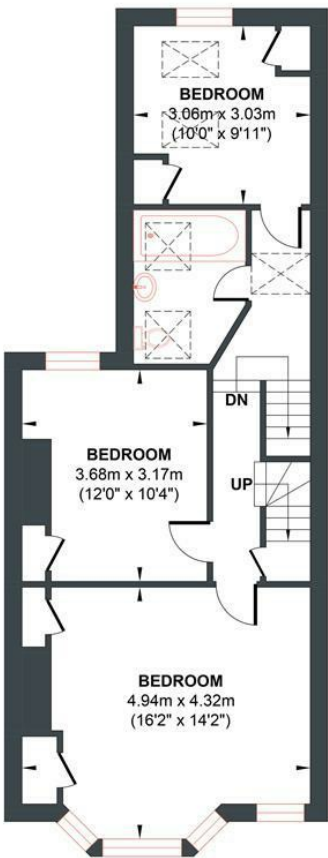


WALDEGRAVE ROAD

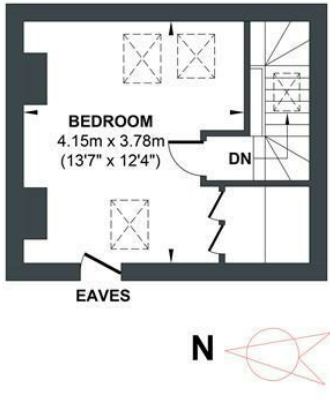
Approx. Gross Internal Floor Area = 139.65 sq m / 1503.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
682.0 sq ft
(63.36 sq m)



FIRST FLOOR
Approximate Floor Area
602.24 sq ft
(55.95 sq m)



SECOND FLOOR
Approximate Floor Area
218.93 sq ft
(20.34 sq m)

