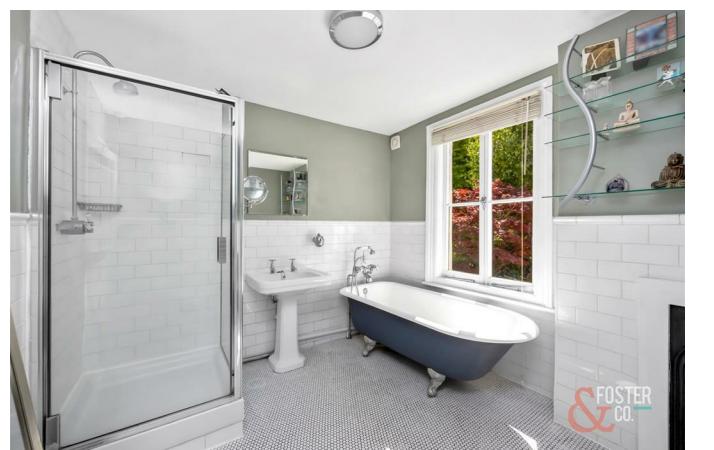




20 Clermont Terrace
Brighton, BN1 6SH

Guide price £1,250,000

Positioned in the heart of Preston Village and just moments from Preston Park mainline station, this striking mid-terraced Victorian townhouse offers a rare blend of timeless character, generous space, and everyday convenience. Spanning over 2,000 sq ft, and featuring a double garage with private rear access, this five-bedroom home is ideal for families and commuters alike.

From the moment you arrive, the crisp white façade and smart front approach set a stylish tone. Inside, period detailing greets you at every turn—from the ornate cornices and original staircase to the elegant ceiling roses and feature fireplaces.

The ground floor is flooded with natural light and designed with both family living and entertaining in mind. A beautifully proportioned double reception room showcases original wooden floors, bespoke fitted shelving, and a grand bay window that fills the space with sunshine. High ceilings further elevate the sense of space and refinement.

To the rear, the spacious kitchen/breakfast room is a welcoming hub of the home, featuring rich wooden cabinetry, granite worktops, a sociable breakfast bar, and ample room for either a dining table or relaxed seating. A side-return extension with glazed roofing and double doors invites light in and provides seamless access to the garden—perfect for indoor-outdoor living. A practical utility room and separate WC complete the ground floor.

Upstairs, the first floor offers a generous full-width principal bedroom with a large bay window, stripped wood floors, and a decorative ceiling rose. A second double bedroom overlooks the rear garden, while the luxurious family bathroom features a roll-top bath and a walk-in shower. A separate WC on the landing adds further convenience.

The top floor continues the theme of space and light, with three additional double bedrooms. The front bedroom enjoys elevated views across the leafy Surrenden area.

There's further potential here too—subject to permissions, a loft conversion could add further accommodation. A dry, spacious cellar also offers excellent storage or the perfect place for a wine collection.

Outside, the west-facing rear garden is a private oasis. Landscaped with mature borders, three lawned areas, and a sunny patio, it's ideal for al fresco dining, sunbathing or family play. At the far end, the large 17'8 x 16'4 ft garage (with power and lighting) offers versatile options—parking, a home gym, office or studio and electric up and over door. The current owners also park in front of the garage, accessed via a private road behind the property.

Location Highlights:
Preston Village is a peaceful and highly regarded neighbourhood. Just a one-minute stroll to the station with fast links to Gatwick and London, it's perfectly placed for commuters. Preston Park—with its open green spaces, tennis courts, playground, and seasonal events—is on your doorstep. Local schools are highly rated and within walking distance, while the beaches, South Downs National Park, and countryside trails are just a short drive away.

The village itself offers a great sense of community, with shops, cafés, and a handy Sainsbury's that is only a moment's walk away. Brighton city centre—with its vibrant culture, nightlife, and dining—is easily accessible. For drivers, swift access to the A23/A27 makes travelling in and out of the city a breeze, and Zone K parking currently has no waiting list



- Stunning 5-bedroom Victorian home spanning over 2,000 sq ft
- Elegant double reception room with original floors & fireplaces
- Landscaped west-facing garden
- Beautiful period features throughout, including cornicing & ceiling roses
- Versatile cellar space – ideal for storage or wine collection
- Prime Preston Village location, 1-minute walk to mainline station
- Light-filled kitchen/breakfast room with granite worktops
- Large 17'8 x 16'4 ft double garage with rear access & conversion potential
- Five spacious double bedrooms across upper floors
- Easy access to top schools, Preston Park, A23/A27 & local amenities

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

CLERMONT ROAD

Approx. Gross Internal Floor Area (Excluding Garage) 186.43 sq m / 2006.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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