



34 Kingsley Road

Brighton, BN1 5NH

Asking price £650,000

Situated in the sought-after Port Hall district, this beautifully presented three-bedroom Victorian home offers a perfect blend of period charm and modern comfort. Arranged over three floors and boasting over 1,150 sq ft of accommodation, the property is moments from excellent local schools, parks and the vibrant Seven Dials.

On the ground floor, the welcoming hallway leads to a bright and inviting living room, featuring large sash windows with plantation shutters, elegant cornicing, a decorative period fireplace, and warm wooden flooring. To the rear is a stunning open-plan kitchen/dining room, fitted with bespoke cabinetry, granite worktops, and a range of integrated appliances. French doors open directly onto the garden, creating a seamless indoor-outdoor living space.

The first floor offers two generous double bedrooms, each with ample natural light and tasteful décor. The stylish family bathroom is a real showstopper, with a freestanding bath, separate rainfall shower, gold fittings, and contemporary tiling.

The top floor is dedicated to the principal bedroom – a spacious loft conversion with dual-aspect windows, built-in wardrobes, and an en-suite cloakroom. Sliding doors lead to a Juliet balcony with views over the garden.

Outside, the landscaped garden provides both patio and seating areas, ideal for entertaining, along with a versatile outbuilding currently used as a home office/studio.

This is a wonderful opportunity to secure a stylish and spacious Brighton home in a prime location, ready to move straight into.

- Three double bedrooms arranged over three floors
 - Bespoke fitted kitchen with granite worktops
 - Principal bedroom with Juliet balcony and en-suite cloakroom
 - Highly sought-after location moments from Preston Park Station
- Elegant period features throughout
 - Stylish family bathroom with separate bath and shower
 - Landscaped rear garden with home office/studio
 - Within catchment for popular local schools

