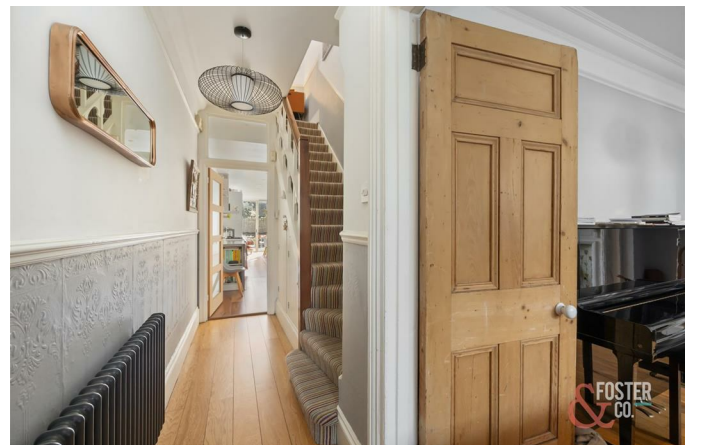
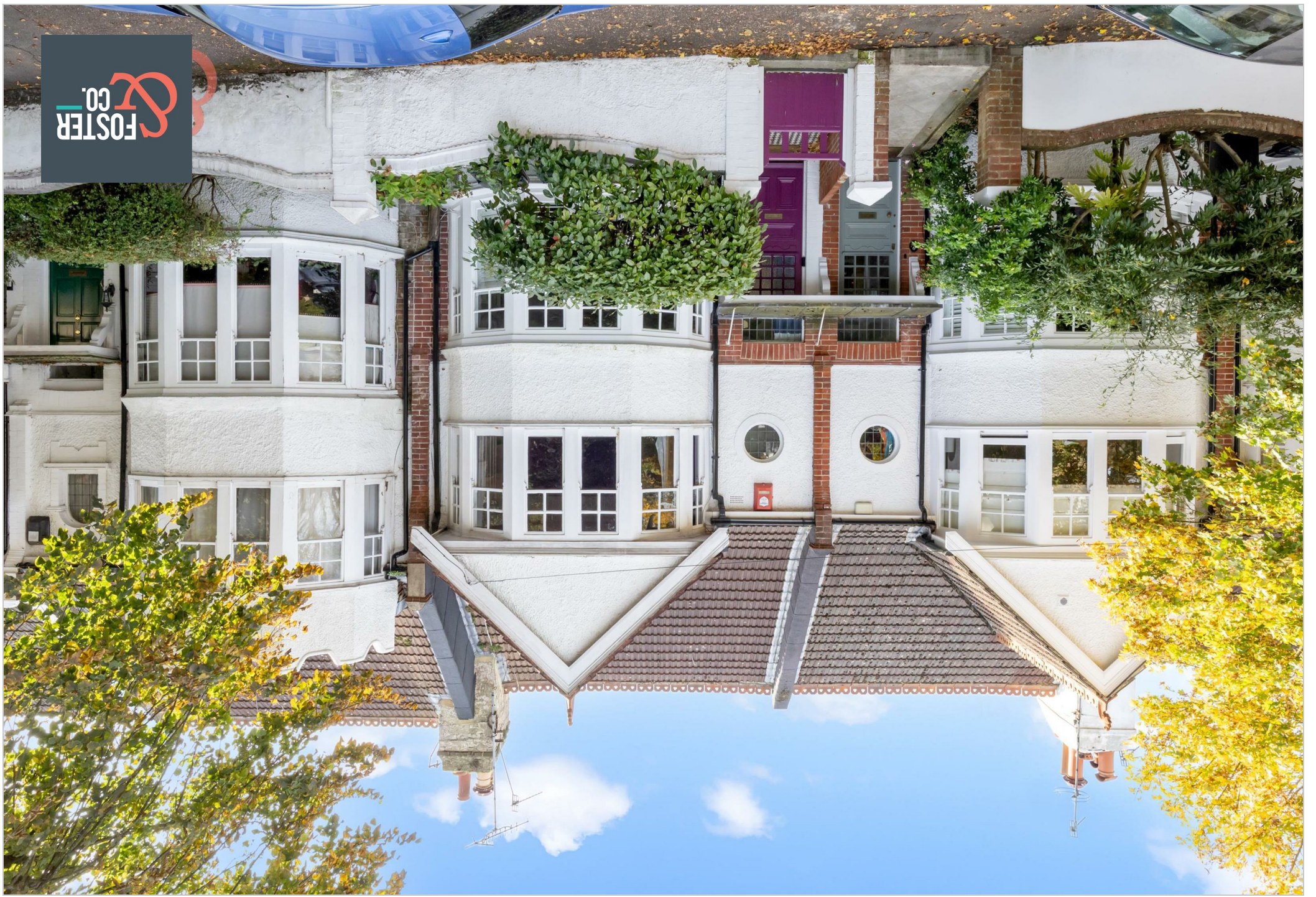




10 Cumberland Road  
Brighton, BN1 6SL

Offers in excess of £825,000

This beautifully presented Edwardian family home offers an impressive 1,597 sq ft of accommodation, perfectly balancing period character with contemporary style. The property features four bedrooms, two bathrooms, and elegant period detailing throughout, including high ceilings, decorative cornicing and stunning bay windows.

The ground floor comprises a welcoming entrance hallway, a bright bay-fronted sitting room with a feature fireplace and plantation shutters, and a superb extended kitchen and dining space at the rear. The kitchen is fitted with sleek modern units, quality worktops and a breakfast island, opening out through full-width glazed doors to the landscaped rear garden — perfect for entertaining. There's also a handy storage room off the kitchen, a separate utility area, and a ground floor W.C.

Upstairs, the generous principal bedroom spans the full width of the house and features a beautiful bay window and a modern en-suite shower room. There are three further well-proportioned bedrooms and a stylish family bathroom with contemporary fittings and patterned flooring.

Outside, the garden enjoys a sunny aspect with a raised decking area, established planting and space for outdoor seating — creating an ideal low-maintenance retreat. Also, there is gated access to a rear twitten, ideal for bringing bikes through or muddy dogs without entering the house.

Location

Cumberland Road is a highly sought-after tree-lined street in the popular Preston Park conservation area. Residents enjoy close proximity to Preston Park Station, offering fast connections to London and the South Coast, while the open green spaces of Preston Park and Blakers Park are just a short stroll away.

This area is renowned for its strong sense of community, excellent local schooling including Balfour Primary, Downs Junior, and Varndean College, and the vibrant café culture of nearby Fiveways, where you'll find independent shops, bakeries and delis.

- 4 Double Bedroom
  - Extended Kitchen Dining Room
  - South Facing Garden
  - Short Walk To Preston Park
  - Potential For Loft Conversion
- 2 Bathrooms
  - Period Features
  - Short Walk To Preston Park Station
  - Close To Local Shops

