



Nesbitt Road, Brighton

Guide price £425,000 - £450,000



Property highlights

- Located just off Lewes Road with excellent transport links into central Brighton
- Close to local shops, schools, and train stations
- Recently renovated to a very high standard
- Striking black feature fireplace in the living room
- Sleek kitchen with integrated appliances
- Two bright and airy bedrooms on the first floor
- Modern bathroom with shower and bath
- Spacious multi-level garden with patio and lawn
- Double glazed windows throughout
- Boarded loft space for additional storage



Guide price £425,000 – £450,000. Beautifully renovated home with spacious rooms, high ceilings, a suntrap garden, and a modern kitchen. Well located near shops, parks, and Brighton city centre.

The property

This charming terraced home has been transformed by its current owners, who have made it into the warm and welcoming space it is today.

As you approach, you're met with a tastefully pink painted exterior with a beautifully designed house number. Step inside to a long, inviting hallway, where a handy under-stairs storage cupboard keeps everyday essentials neatly tucked away.

A door leads through to the spacious open-plan living and dining area, where a large bay window at the front floods the space with natural light. Thoughtfully decorated in calming Little Greene and Farrow & Ball tones, the interiors feature soft woven beige carpets and a soothing, neutral palette throughout. The living area is centred around a striking black-painted feature fireplace, creating a cosy and stylish retreat. The generous dining space easily accommodates a table and a home office setup, offering flexibility for modern living.

At the rear, the sunlit kitchen—finished in a soft mushroom hue—was newly installed in summer 2022. A welcoming space to cook, it comes fully equipped with an integrated Zanussi fridge/freezer, dishwasher, and washer/dryer. Just off the kitchen, an additional room provides valuable storage and leads out to the beautifully designed garden. Cleverly zoned with curved painted walls, the multi-level outdoor space enjoys sunlight all day long. A lower patio leads to a lawn, while a raised patio at the top offers the perfect spot for sunbathing or alfresco dining.

Back inside, the stylish staircase leads to two well-proportioned bedrooms and a modern bathroom. The principal bedroom, positioned at the front, overlooks the quiet street and features contemporary built-in wardrobes. The second bedroom enjoys a view over the garden and serves equally well as a child's bedroom, study, or guest room. The bathroom is elegantly finished with textured beige wall tiles and includes a bath and double shower. A convenient landing cupboard houses the boiler and doubles as a useful airing cupboard, while a boarded loft provides additional storage.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: C

Boarded loft space

Double glazed windows throughout

A note from the owners

This house has been a renovation—a real labour of love, if we're honest. The location is great, within walking distance to the centre, or you can hop on a bus if you're in a hurry. The South Downs is on your doorstep, and we've loved exploring along the coast. The neighbourhood is fantastic, with lovely neighbours and a great mix of young families and long-time residents. Everyone is friendly and always happy to help. There's a lovely, calm feeling in the house, with wide rooms and high ceilings. We love the spacious upstairs landing and the fact that the bathroom is on the first floor, not off the kitchen—something quite rare in the area. The garden is a real sun trap and generously sized, making it perfect for relaxing all day with family and friends.

The area

Situated just off Lewes Road, this property offers easy access to local amenities, including Aldi, Sainsbury's, and a selection of pubs. Sport Brighton Gym is also just at the end of the road. The area remains well connected to Brighton's city centre and a leisurely 30-minute walk takes you to the vibrant North Laine, home to boutique shops and independent cafés. For outdoor enthusiasts Stanmer Park, perfect for dog walks and running, is just two miles from your doorstep. East Brighton Nature Reserve, with its stunning sea views, is just a 5 minute drive away.

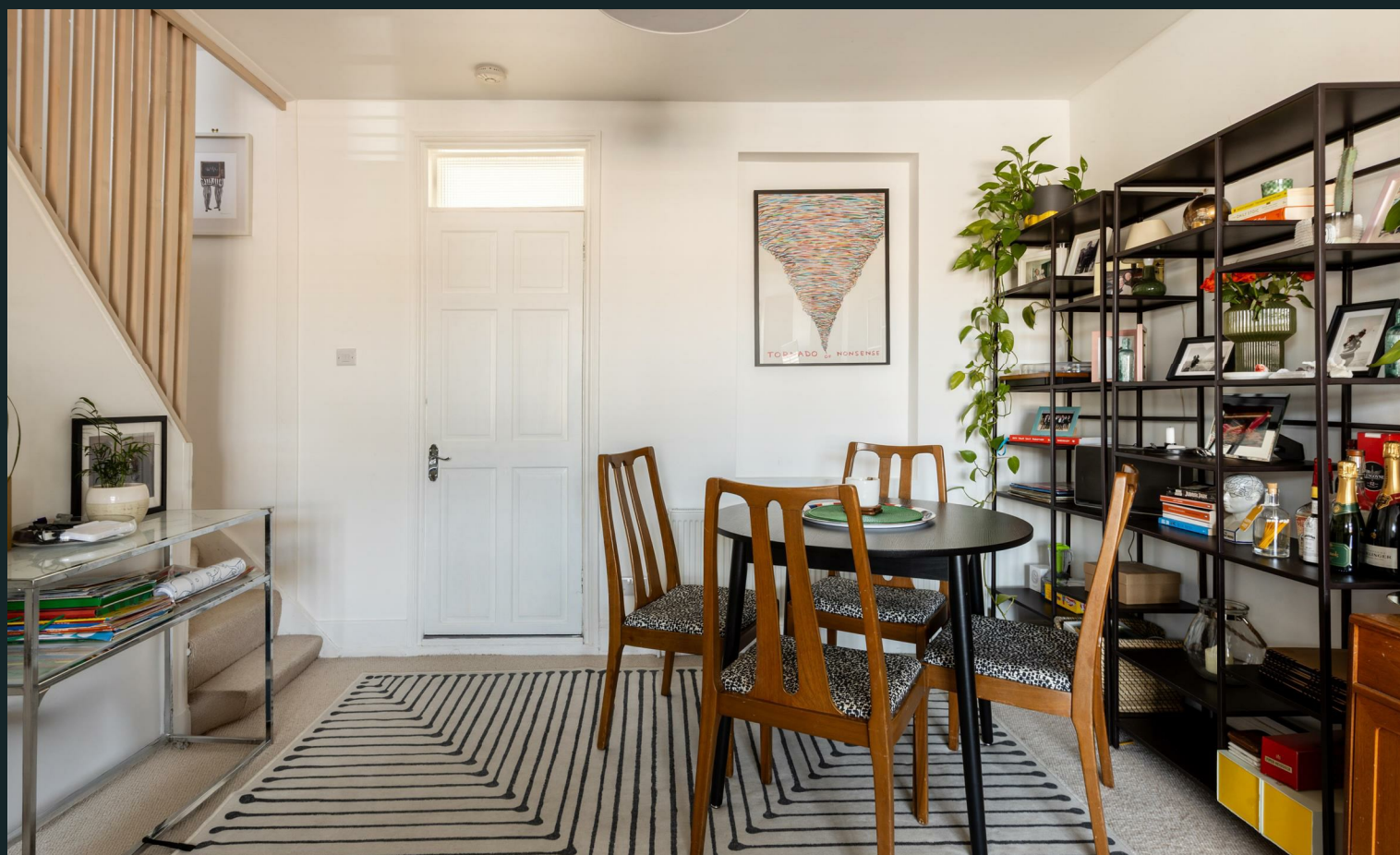
Schools

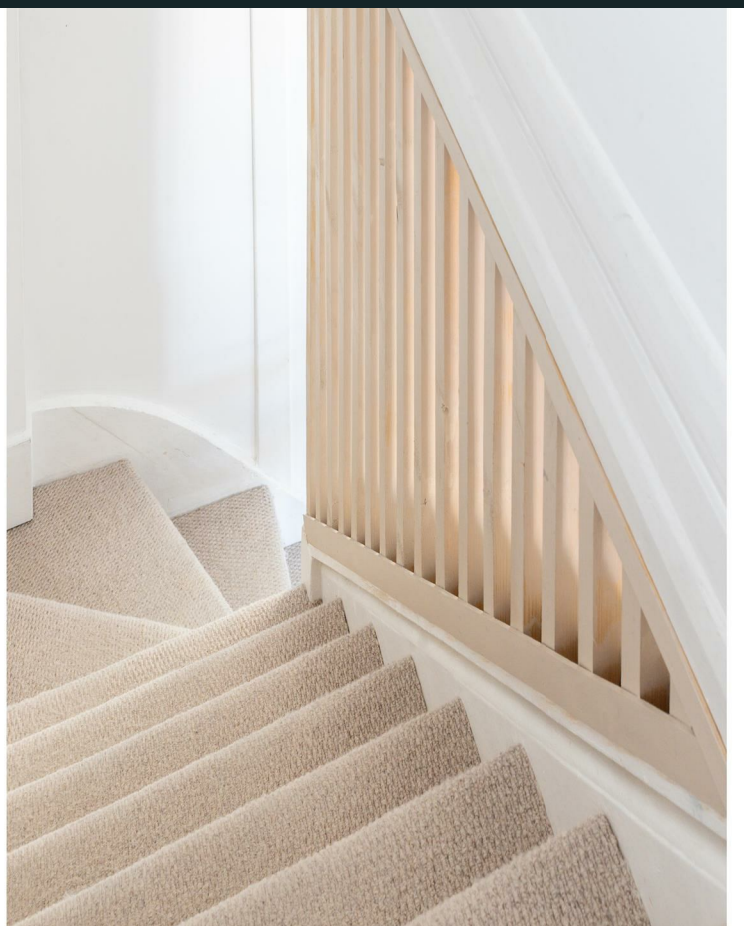
Local primary schools include Coombe Road (350 feet) and St Joseph's Catholic (1 mile). Local secondary schools include Varndean School (1.6 miles) and Dorothy Stringer (1.8 miles).

Transport links

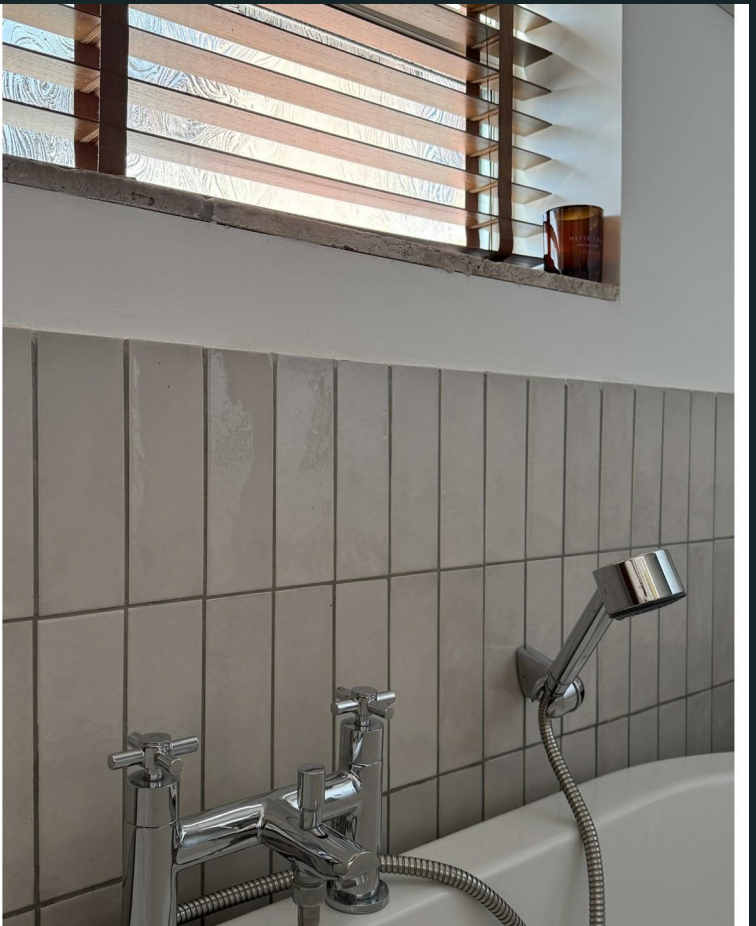
Located just off Lewes Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the city centre in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Moulsecoomb train station, with its links to Brighton and London, is half a mile away and can be reached on foot in ten minutes.

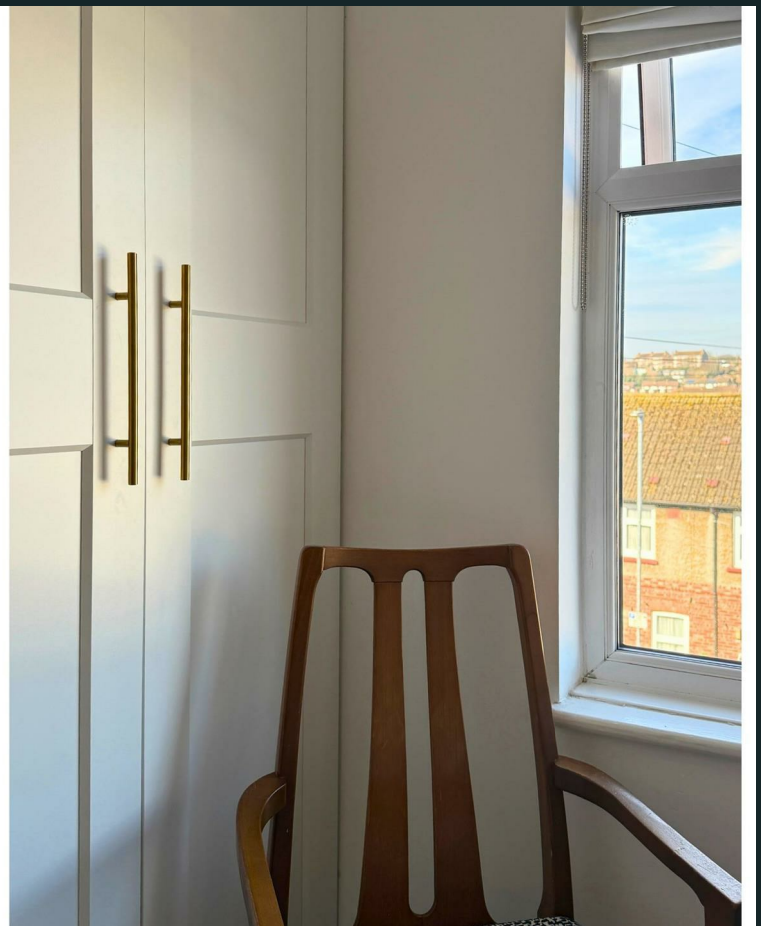


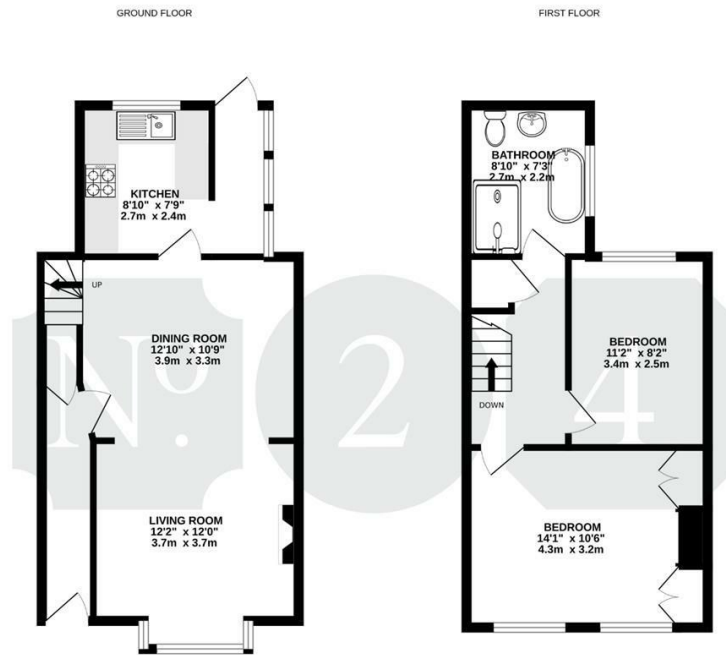












TOTAL FLOOR AREA: 818sq. ft. (76.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or reliability can be given.
 Made with floorplan (2020)

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