



Preston Drove, Brighton



Property highlights

- Prime location in Preston Park Conservation Area
- Excellent schools within easy walking distance
- Quick access to stations, city centre, and Brighton beach
- Beautifully restored Victorian home with period features throughout
- Five versatile bedrooms across two floors
- Second floor principal suite with balcony
- Family bathroom with bath and shower
- Spectacular family room with multiple uses
- Extended kitchen with ample storage and built-in banquet seating
- Private decked garden with mature planting

A beautifully restored five-bedroom Victorian home with versatile family living spaces, sea views and a private garden, all set within Preston Park Conservation Area and close to highly regarded schools.

The property

Once showcased on Phil & Kirstie's Location Location Location, this beautifully restored five-bedroom Victorian home should be at the top of everyone's wish list. Cherished by one family for 18 years, it's been a place to grow, gather and celebrate and is now waiting for new owners to make it their own.

Tucked back from the leafy stretch of Preston Drove, it sits proudly among a row of characterful period houses. This is a substantial family home, full of original charm, yet thoughtfully updated to make everyday life easy and enjoyable.

Step through the porch and into a wide, welcoming hallway where the original wooden floorboards set the tone for the rest of the house. To the right, the main reception stretches the length of the home and is a bright, versatile space where original details like the floral corning and intricate ceiling rose add a touch of Victorian elegance. At the front, the bay window frames leafy views of popular Waldegrave Road, while a log burner makes this corner the perfect spot to curl up on winter evenings. Towards the back, there's ample space for a dining table to host family meals and gatherings with friends, or to create an additional sitting area or home office.

The kitchen is very much the heart of the home. Extended and designed for modern living, it combines rustic touches with a contemporary finish - petrol-coloured cabinetry, solid wood worktops and a central island for preparing meals. Ample cupboard space keeps food, appliances and bins neatly out of sight. A skylight brings the sunshine in, while French doors open onto the garden so you can spill outside on warmer days. The built-in banquette seating is perfect for relaxed suppers or lazy Sunday brunches and neon signage encapsulates the soul of the home. Practical touches like a utility cupboard and a stylish cloakroom are neatly tucked away.

Upstairs on the first floor, three double bedrooms offer plenty of space for the family. Each has its own fireplace as a reminder of the home's history, and the front bedroom is large enough to add an ensuite if desired. The family bathroom feels like a sanctuary, with a freestanding bath under the skylight, a walk-in shower, and soft sage tones that make it the kind of space you'll want to linger in.

Tucked away on the top floor is a wonderful principal bedroom where French doors open onto a balcony with sweeping views across the rooftops and towards the sea - a morning coffee spot that's hard to beat. A further bedroom here makes an ideal dressing room, study, or guest space, and there's generous storage on the landing.

Outside, the garden is fully decked and framed by mature shrubs and seasonal planting. It's private and peaceful - just as well suited to summer barbecues as it is to quiet evenings under the stars. A practical gate to the Twitten behind provides convenient access for bikes.

Additional property information

Property type: Mid-terrace house

Tenure: Freehold

Council tax band: E

Parking: On street parking in zone J

Storage: Ample storage spaces throughout the house included two boarded lofts

The area

Preston Drove sits on the edge of Brighton's coveted Golden Triangle in Preston Park Conservation Area. It is a leafy residential pocket of homes known for its elegant Victorian terraces, strong sense of community, and access to outstanding amenities. The road is lined with mature trees and charming period homes, just a short stroll from the local high street at Fiveways, home to a selection of independent shops including an award-winning bakery, traditional butcher, greengrocer, and several much-loved coffee shops and pubs.

The area is lively yet relaxed, with a strong creative spirit particularly during the Artist Open Houses in spring and the community fairs and summer parties in nearby Blakers Park. Just 5 minutes on foot brings you to Preston Park, a vast green space popular with families, joggers and dog-walkers alike, and host to year-round events. For golfers, Hollingbury Golf Club is a short distance away.

For city amenities, Brighton city centre is approximately 10 minutes by car or bus, and 30 minutes on foot. The famous Brighton beach and promenade can be reached in around 12 minutes by bike or bus, or about 35 minutes walking making this a perfectly placed home for enjoying the best of Brighton life.

Schools

Families are particularly drawn to this area thanks to its outstanding education options. Both Dorothy Stringer and Varndean secondary schools are highly regarded and within easy walking distance, while Balfour Primary School and Downs Infant and Junior Schools offer strong early years provision.

For independent education, Brighton College, Windlesham House, and Brighton & Hove High School (GDST) are all within easy reach, making this location ideal for families seeking a broad range of educational options, from reception age through to college.

Transport links

Preston Drove is exceptionally well connected for both local travel and London commuting. Preston Park Station is approximately 20 minutes on foot, with regular direct trains to London Victoria and London Bridge in under 70 minutes.

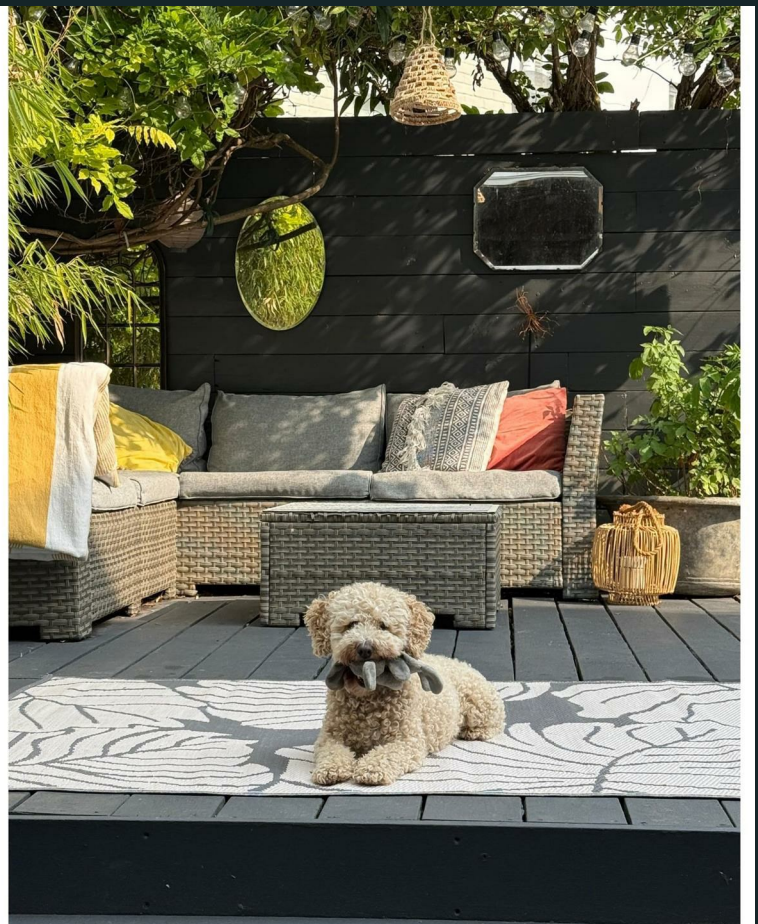
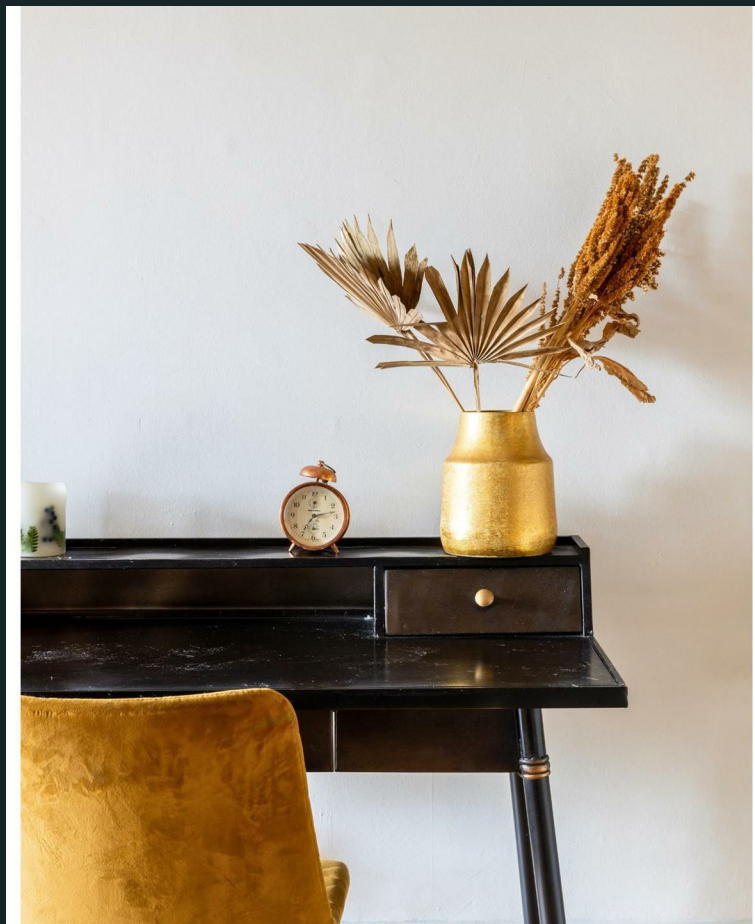
Local bus services run frequently along nearby Beaconsfield Villas, offering direct routes to Brighton city centre, the seafront, Brighton Marina, and the Universities. For drivers, easy access to the A27 and A23 makes onward travel across Sussex and beyond convenient and efficient.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.

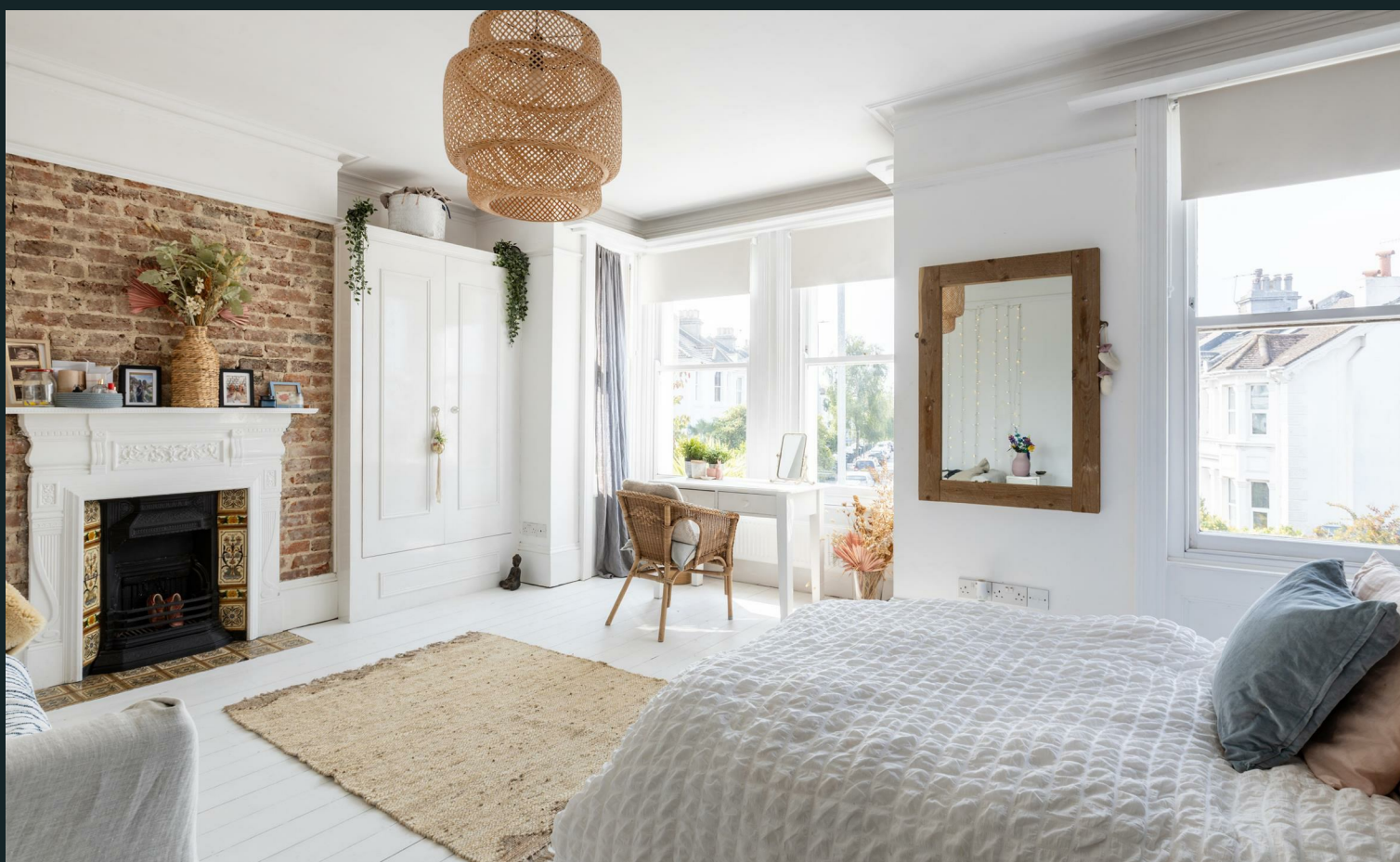
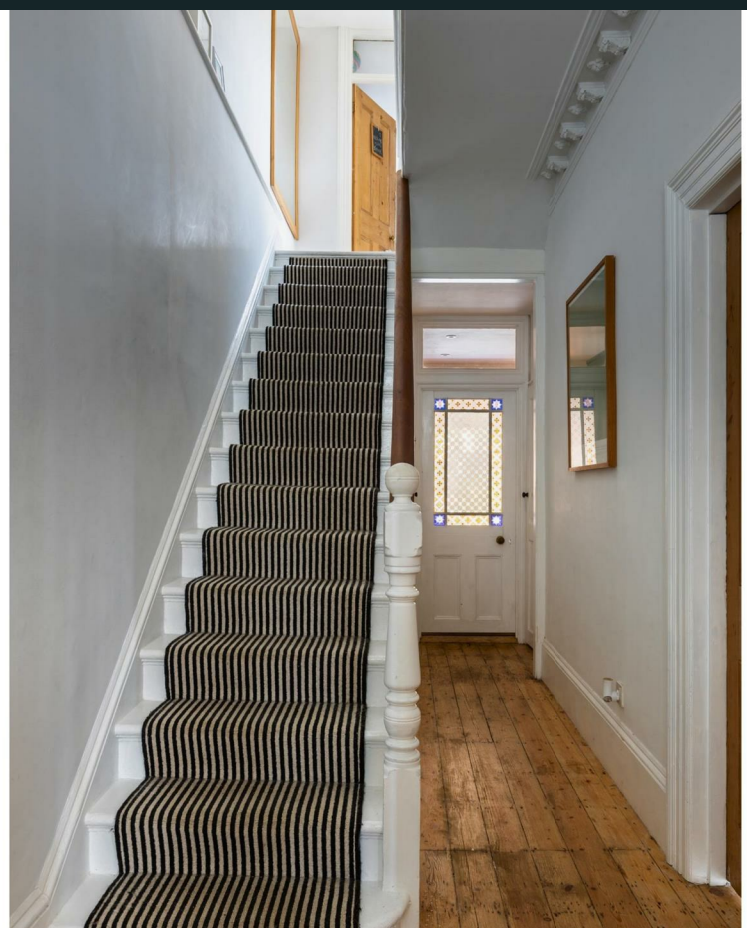
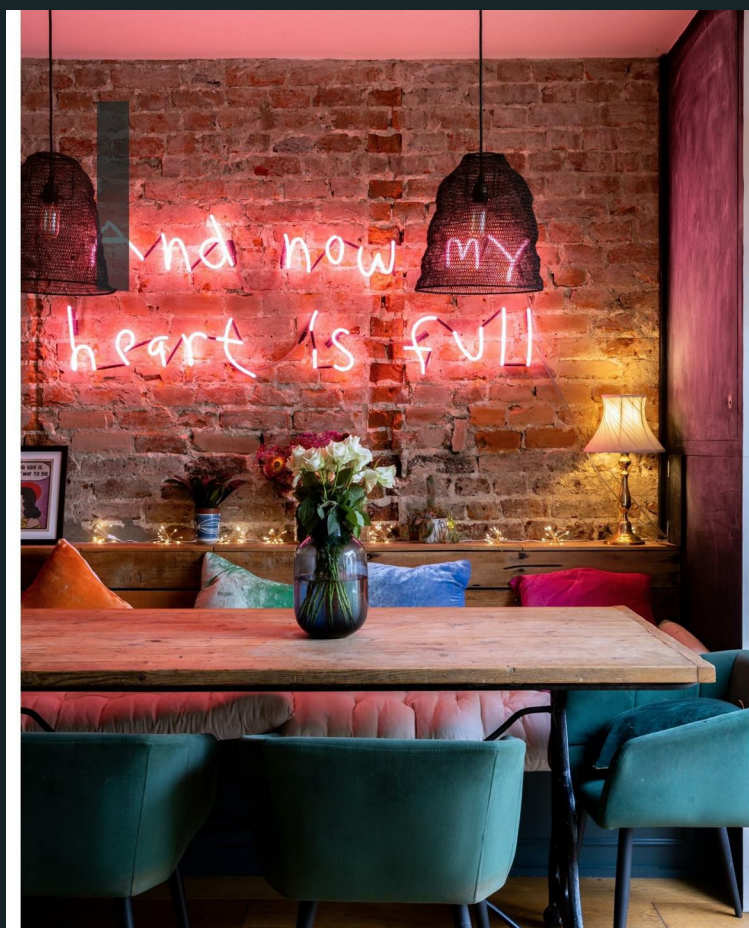






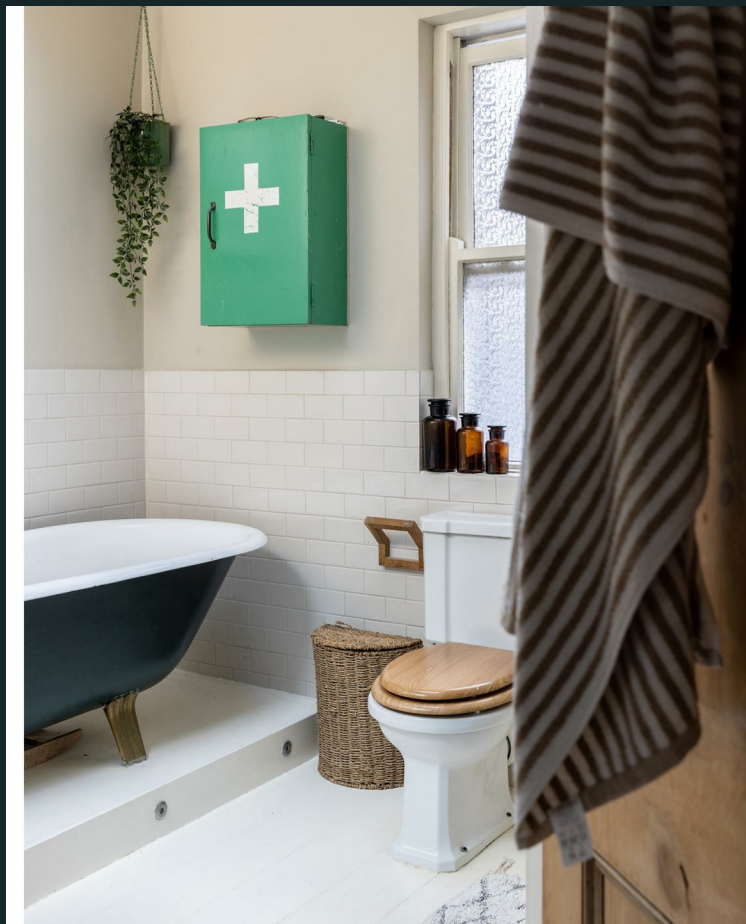












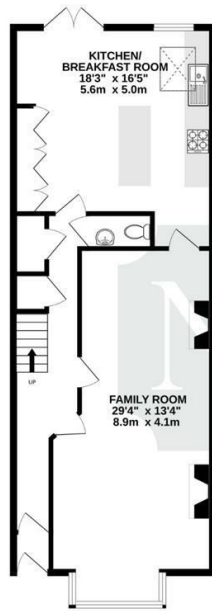








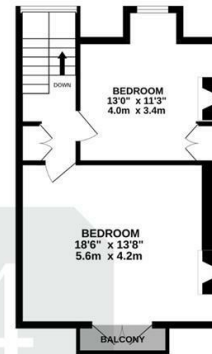
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA: 2045sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix ©2023.

01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 9 St Georges Place, Brighton, BN1 4GB.

2

Nº

4