



Centurion Road, Brighton

Guide price £900,000 - £950,000



Property highlights

- Central location, moments from Brighton station
- Standout buttermilk-painted former ice cutter's cottage
- Versatile accommodation over four floors
- Period character with modern comforts throughout
- Dual-aspect reception with Victorian fireplace
- Kitchen/breakfast room with access onto patio garden
- Three double bedrooms
- Family bathroom and handy shower room
- Adaptable outbuildings: larder, office, outdoor WC and laundry room
- Large garage for parking or storage

£900,000 – £950,000. This characterful family home is located in the heart of the city, yet a peaceful retreat. It offers versatile accommodation over four floors, a garden, and a rare double garage.

The property

Located on Centurion Road in the heart of Brighton, this attractive buttermilk-painted house stands out with its characterful facade. Once part of Brighton's Victorian ice trade, it has since been beautifully reimagined into a warm and inviting home. With Brighton Station, North Laine, Seven Dials, and the seafront just moments away, everything you could want is right on your doorstep.

Inside, the house unfolds across four levels with generous rooms and flexible living. On the ground floor, a dual-aspect (East to West) reception works perfectly as a formal sitting and dining room or as a living room with space for a home office. An ornate Victorian fireplace with oak surround provides a cosy centrepiece, while fitted bookshelves add charm and practicality.

The lower ground floor is home to the kitchen and breakfast room - the heart of the house. Wooden floors run underfoot, and French doors open directly onto the sunny patio garden - a great space for family meals, entertaining, or pottering around. In the kitchen worktops wrap around the walls and cupboards beneath maximise storage.

From the kitchen, another door opens to the front of the house where the former ice-tore buildings have been adapted into a home office, traditional larder, and outdoor WC and laundry room. Terracotta-tiled steps lead from here back up to the street. A handy shower room and WC complete this floor.

Upstairs, the first floor offers two good-sized bedrooms, one with built-in wardrobes, alongside a family bathroom with bath and overhead shower. The top floor is a peaceful retreat tucked beneath the eaves: a large private room with rooftop views and generous storage, ideal as a main bedroom or quiet escape.

Adding to its rarity, the property also comes with a large double garage, offering secure parking or excellent storage so close to the city centre. The garage has an independent 80amp electricity supply, which could be reconnected for fast EV charging.

Altogether, this is a unique Brighton home steeped in history and reimagined for modern living. It is perfectly placed to enjoy the very best of the city and seafront.

Additional property information

Property type: End of terrace house

Tenure: Freehold

Council tax band: D

Parking: On-street permit parking in zone Y

Double garage

The area

Centurion Road sits in a prime position in central Brighton, perfectly placed between the vibrant North Laine, the ever-popular Seven Dials, and the city's seafront. This is a neighbourhood full of character, where independent coffee shops, lively pubs, artisan bakeries, and boutiques are all just a short stroll away. Brighton's cultural landmarks such as the Royal Pavilion, Theatre Royal, and Dome are within easy reach, as are the pebbled beaches and seafront lawns.

Despite its central location, Centurion Road retains a sense of community thanks to its row of distinctive cottages and proximity to local green spaces, including St Nicholas' Church gardens and Dyke Road Park. Whether you're looking to dip into the city's energy or enjoy a quieter retreat at home, this address balances both beautifully.

Transport links

For commuters, Brighton mainline station is just 0.2 miles away, offering fast direct trains to London Bridge and Victoria in just over an hour, and Gatwick Airport in around 30 minutes. Excellent bus services run across the city and along the coast, while the A27 is less than 3 miles away for journeys further afield. On-street permit parking is available for residents.

Schools

Brighton offers an excellent choice of schools across all ages, and Centurion Road is particularly well placed for access to many of them. Brighton Girls Independent School is less than a ten-minute walk away, while Brighton College can be reached in around ten minutes by car. Local state options include, St Paul's C of E School, St Mary Magdalen's Catholic Primary & Nursery School, Cardinal Newman Catholic School & Sixth Form, and BHASVIC sixth form college.

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.





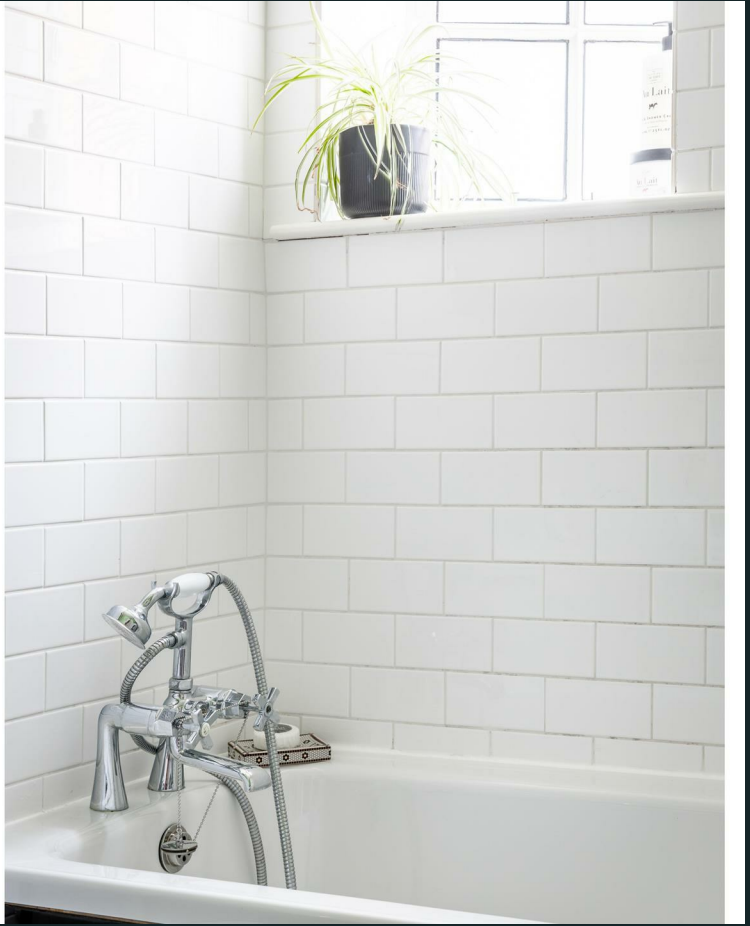


















TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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