



Preston Road, Brighton

Guide price £975,000 - £995,000



Property highlights

- Beautiful Edwardian family home spanning over 900 sq.ft
- Ideally located close to schools and with good transport links for commuters
- Versatile accommodation spread over two storeys
- Five generously sized bedrooms with built-in storage
- Principal suite with en-suite bathroom and balcony
- High ceilings and period detailing throughout
- Spacious and private multi-level garden
- Summerhouse with potential to convert into home office
- Off-street parking for 2 cars
- Additional income opportunity with purchase of two ground floor flats

Guide £975,000 – £995,000. This stunning 900 sq. ft. Edwardian home offers five bedrooms, elegant living spaces, and a beautiful private garden, just moments from Preston Park Station.

The property Overview

Built in 1914, this beautifully maintained Edwardian home occupies the upper two storeys of a handsome double bay-fronted building, located on a sought-after street. Spanning over 900 sq. ft, the five-bedroom maisonette feels more like a house in its own right, with generous proportions, period detailing, and a wonderful private garden that's perfect for family life and entertaining.

Lovingly owned for the past 18 years, the property combines classic Edwardian character with thoughtful modern touches, including a newly fitted kitchen, elegant living spaces, and a beautifully landscaped garden.

A major selling point is its proximity to Preston Park Station, just a five-minute walk away, which is ideal for London commuters. The area is also well-served by excellent schools, independent cafés, and easy access to Brighton & Hove city centre and the A23 for onward travel.

There is an option to purchase a 1 bedroom and 2 bedroom apartment within the same building with a rental income of approx. £36,000 per year. The sellers are open to discussing a commercial contract - please ask agent for more information.

Property deep dive

From the kerb, this striking Edwardian home makes a memorable impression. A manicured hedge frames the private driveway (with parking for multiple vehicles), while mature palms and period detailing give a hint of the character within.

A private entrance opens into a welcoming communal hallway that leads upstairs to the maisonette, where space and natural light define every room.

The heart of the home

At its centre lies a bright, dual-aspect kitchen/dining room, the true hub of family life. Recently refitted with grey shaker-style cabinetry, a central island with breakfast bar, and a striking orange geometric backsplash, the design perfectly balances style and functionality. Integrated appliances and a five-ring gas hob cater to keen cooks, while a utility room and WC keep the practicalities neatly tucked away.

A large, elegant living room sits to the front, with bay windows overlooking greenery and a sleek, bespoke German fireplace providing a stunning focal point. High ceilings, decorative cornicing, and period detailing flow throughout, blending classic charm with contemporary comfort.

The principal suite

At the rear of the first floor sits the principal bedroom, a peaceful retreat with soaring ceilings, built-in wardrobes, and a characterful en-suite bathroom that includes both a bath and a separate shower. French doors open onto a spacious private balcony, ideal for morning coffee or evening wind-downs.

Four additional bedrooms and bathrooms

Located on the split level upper floors are four further bedrooms, one with an en-suite shower room, and an additional bathroom. Tucked away and beautifully quiet they are ideal for children, guests, or home offices. A large cupboard on the landing and built-in cupboards in the bedrooms provide ample space for storage.

The garden

The garden is every bit as impressive as the house itself. It is private and cleverly zoned to suit all ages and lifestyles.

Immediately outside the home is a broad patio with ample room for outdoor dining and entertaining. A lawn stretches out beyond, flanked by mature planting, while a decking area offers a suntrap for seating, play, or relaxation. A tranquil fish pond adds charm, and a further decked platform at the rear has been the site of many lively table tennis matches.

To one side sits a spacious summer house with electricity - perfect as a games room, gym, workshop, or garden office. With secure gated access, the garden is ideal for families with young children or pets.

Additional property information

Property type: Two-storey maisonette

Tenure: Freehold

Council tax band: E

Parking: Off-street parking for two cars

Option: To purchase a 1 bedroom and 2 bedroom apartment within the same building with a rental income of approx. £36,000 per year.

The area

Perfectly positioned between city life and green open spaces, Preston Road offers the very best of Brighton living. Nestled moments from the expansive and much-loved Preston Park, this location puts one of the city's largest and most beautiful green spaces right on your doorstep - ideal for weekend strolls, morning runs, picnics, tennis matches, or simply enjoying the seasonal events and café culture the park attracts.

A short walk uphill brings you to Fiveways, a vibrant and friendly local hub known for its independent shops, artisan bakeries, greengrocers, and traditional pubs. It's a real community spot with a village-like feel perfect for coffee meetups or grabbing fresh produce from long-established local traders.

When it's time to explore further, Brighton's Lanes, with their eclectic mix of boutiques, restaurants, and cultural hotspots, are just a 25-minute walk or a 10-minute bus ride away. From there, the beach and seafront are only 15 minutes further, offering a chance to unwind beside the sea or enjoy the city's famous promenade.

For those craving countryside air, the South Downs National Park is easily accessible, just a short drive or cycle away, providing endless walking and cycling routes through some of the most stunning scenery in the region.

Transport links

Few addresses in Brighton are as well positioned for commuters as this. Preston Park Station is just a 5-minute walk away, offering regular direct services to London Victoria, London Bridge, and Gatwick Airport - making the morning commute or international travel refreshingly simple.

Bus routes run frequently along Preston Road and, providing direct access to Brighton city centre, the seafront, Brighton Marina, and the Universities. For drivers, immediate access to the A23 and A27 puts you on the road to London, the South Downs, and beyond in minutes.

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.

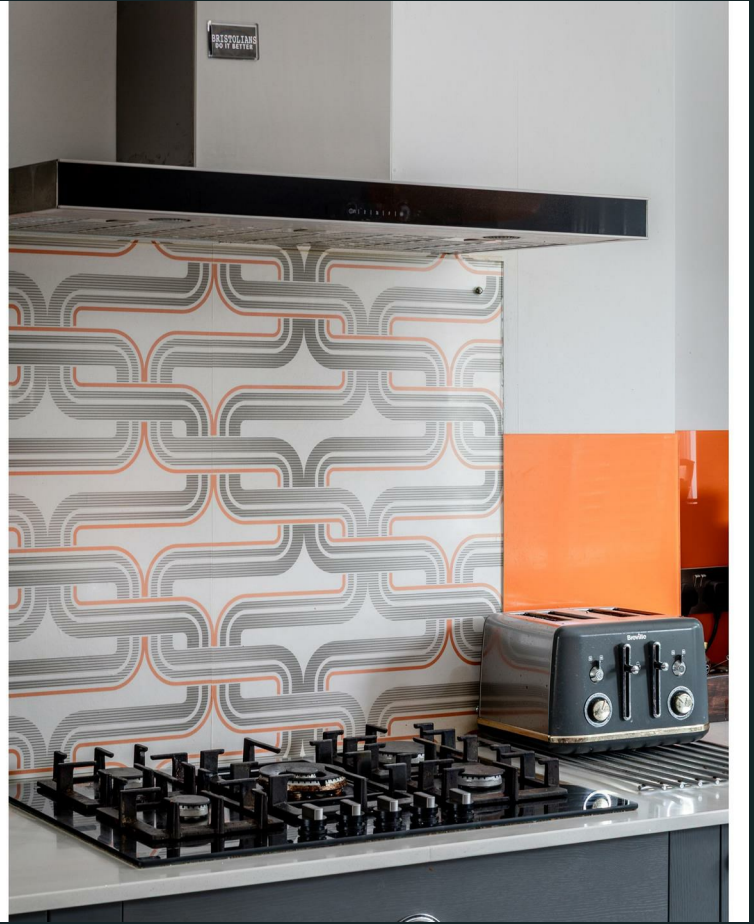
For independent education, Brighton College, Windlesham House, and Brighton & Hove High School are all within easy reach, making this location ideal for families seeking a broad range of educational options, from reception age through to college.

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.























SECOND AND THIRD FLOORS



TOTAL FLOOR AREA: 2960 sq.ft. (275 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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