

Paul Bott & Co



- Large Detached Family Home
- Expansive Driveway With Parking For Multiple Cars
- Five Double Bedrooms

Tudor Cottage, London Road, Brighton, BN1 6UF

Guide Price £1,000,000

A substantial five-bedroom detached property, beautifully blending period character with modern finishes. Featuring an expansive living space, a luxurious principal suite, three bathrooms and a stunning open-plan kitchen/dining room, this home is designed for family life and entertaining. Set behind a private driveway, with double garage and an incredibly large rear garden, it offers exceptional living and a wonderful family home.



Property Description

Positioned in a highly sought-after residential area, this remarkable detached property has been a much-loved family home for many years. Carefully maintained and thoughtfully enhanced, it blends traditional character features with modern comforts, offering generous proportions, abundant natural light and versatile living spaces – perfectly suited to family life.

Upon entering, you are welcomed into a spacious entrance hall, where parquet flooring, dark wood panelling, and a traditional bow window with bay seating immediately set the tone of timeless elegance. To the left, a large reception room provides the ideal setting for relaxing evenings. With carpeting underfoot and a charming, bowed window fitted with original lead-lined glass, the room is filled with natural light, whilst retaining a warm, inviting atmosphere.

At the rear of the ground floor lies the heart of the home – a magnificent open-plan kitchen and dining area. Tiled flooring with underfloor heating runs throughout, complementing the kitchen's traditional design. A convection oven, fan-assisted oven, microwave, gas hob, and integrated fridge freezer ensure a fully equipped cooking space, while extensive cabinetry provides ample storage.

Beyond the kitchen, a snug offers the perfect family retreat, opening out via double doors to the garden. To the far end, a utility room adds further practicality, with space for appliances, countertop surfaces, and a new boiler due for installation in 2025. Velux roof windows and wide glazing bathe this space in natural light, with sliding doors opening directly onto the garden patio. The double garage, accessible from the garden, is exceptionally spacious, featuring an electric door, workshop space, counter surfaces, and parking for a vehicle.





Completing the ground floor is a stylish cloakroom with storage area, tiled flooring, WC, and wash basin.

The principal bedroom is an impressive retreat, with space for a king-size bed, twin shuttered windows overlooking the rear garden and a bespoke walk-in wardrobe with fitted lighting, shelving, and drawer cabinetry. The luxurious en-suite boasts a freestanding bathtub, walk-in glass shower, WC, and vanity unit with stone-effect tiling.

The second bedroom, located to the front, is generously proportioned with dual-aspect windows, internal glazing preserving the original leaded features, and bespoke fitted desk and shelving – an ideal children's or teenager's room.

The third bedroom, also to the front, offers excellent proportions with fitted cupboards, original windows, and space for a double bed and additional furnishings.

The family bathroom reflects the high standard of the principal en-suite, featuring a freestanding bath, stone-style tiling, a modern vanity unit, WC, and a walk-in shower with sliding glass doors.

To the rear, the fourth bedroom sits above the extension, benefiting from dual-aspect windows, wooden flooring, loft access, and ample space for a bed, desk, and storage. Alongside, the fifth bedroom enjoys carpeting underfoot, a Juliette balcony, and its own en-suite shower room with WC and wash basin.

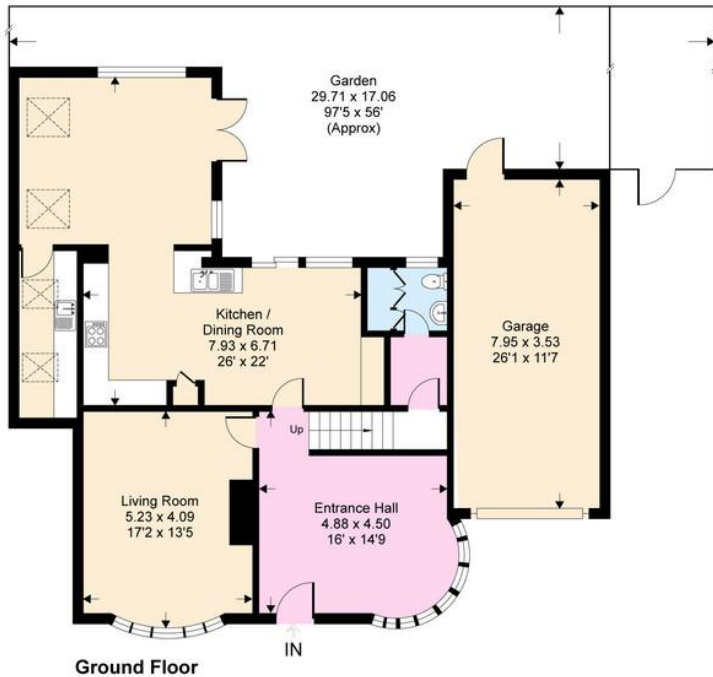
Externally, this property truly excels. A large private driveway, screened by mature trees, provides parking for multiple vehicles in addition to the double garage. The rear garden, extending approximately 95 feet in length and around 50 feet wide, offers a wonderful balance of entertaining and family space. A paved patio leads to a central lawn with gravel pathway, mature borders, and a pond to the far end – creating a peaceful

London Road, BN1

Approximate Gross Internal Area = 217.9 sq m / 2346 sq ft

Approximate Garage Internal Area = 28 sq m / 302 sq ft

Approximate Total Internal Area = 245.9 sq m / 2648 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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and private setting.

With regards to the location of the property, you are situated a short walk from the beautiful Preston Park and Rockery, local shops and have brilliant bus connections into the city centre. Preston Park train station is nearby with frequent trains running to and from London and the A27 is roughly ten minutes away, making it absolutely perfect for commuters.

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