



**Rookery Cottages, Middle Road, Brighton, BN1 6SR**



**welcome to**

**Rookery Cottages, Middle Road, Brighton**

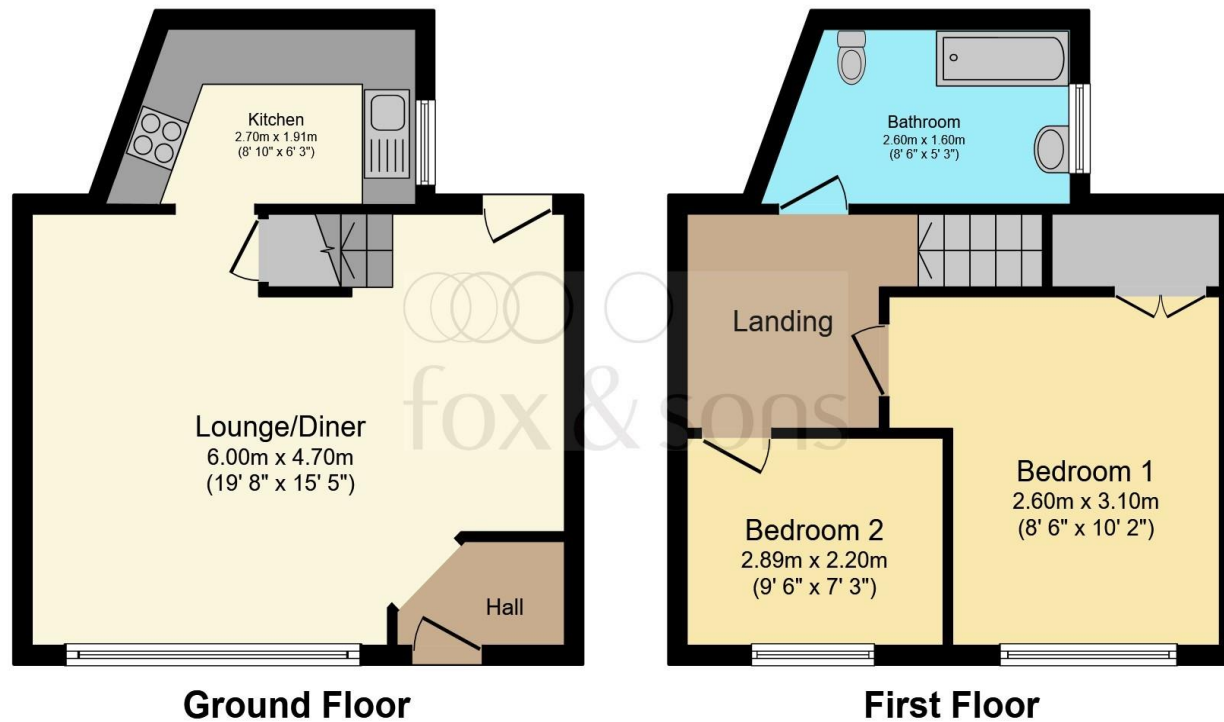
This quaint two bedroom cottage is beautifully presented throughout & is arranged over two floors & is situated in the heart of Preston Park village. There is an open lounge with gas fire and feature staircase, modern kitchen, two first floor bedrooms, bathroom & a South facing rear courtyard.



A unique end of terrace freehold cottage with white painted, rendered elevation and traditional slate tiled roof. Typical period features include diamond leaded windows, beamed ceiling and walled patio garden. This is ideally situated along Middle Road which is in the heart of the 'Preston Village' conservation area. Within a few hundred yards level walk you will find local shopping amenities, pubs & a Sainsbury's supermarket; alongside local bus transport giving access to Brighton city centre and the seafront and within 0.2 miles commuters can travel from Preston Park station directly to Gatwick or London Victoria.

The cottage is also just across the road from Preston Park itself, which is the host of numerous events such as Brighton Pride as well as offering an array of recreational facilities including tennis courts, bowling greens, cycle velodrome, various sports pitches & courts and plenty of pathways for running and jogging.

Viewing's come highly recommended to appreciate this fantastic property and sought after location.



**Own Street Entrance**

**Entrance Hall Area**

**Lounge**

19' 8" max x 15' 5" max ( 5.99m max x 4.70m max )

**Kitchen**

8' 10" max x 6' 3" max ( 2.69m max x 1.91m max )

**First Floor Landing**

**Bedroom One**

10' 2" max x 8' 6" max ( 3.10m max x 2.59m max )

**Bedroom Two**

9' 6" max x 7' 3" max ( 2.90m max x 2.21m max )

**Bathroom**

8' 6" max x 5' 3" max ( 2.59m max x 1.60m max )

**Rear Courtyard**

Total floor area 69.1 m<sup>2</sup> (744 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Rookery Cottages, Middle Road, Brighton

- DELIGHTFUL END OR TERRACE COTTAGE
- TWO BEDROOMS
- SOUTH FACING COURTYARD
- MODERN KITCHEN
- LOUNGE WITH FEATURE STAIRCASE
- WHITE BATHROOM SUITE
- 'PRESTON VILLAGE' CONSERVATION AREA
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

guide price

**£425,000-£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP104897 - 0004

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