



South Road, Brighton, BN1 6SB

welcome to

South Road, Brighton

Located in the popular Preston Village is this 1850 two-bedroom cottage with an abundance of historical features throughout. Well-presented throughout and featuring off road parking this fantastic home can suit most modern day living needs.

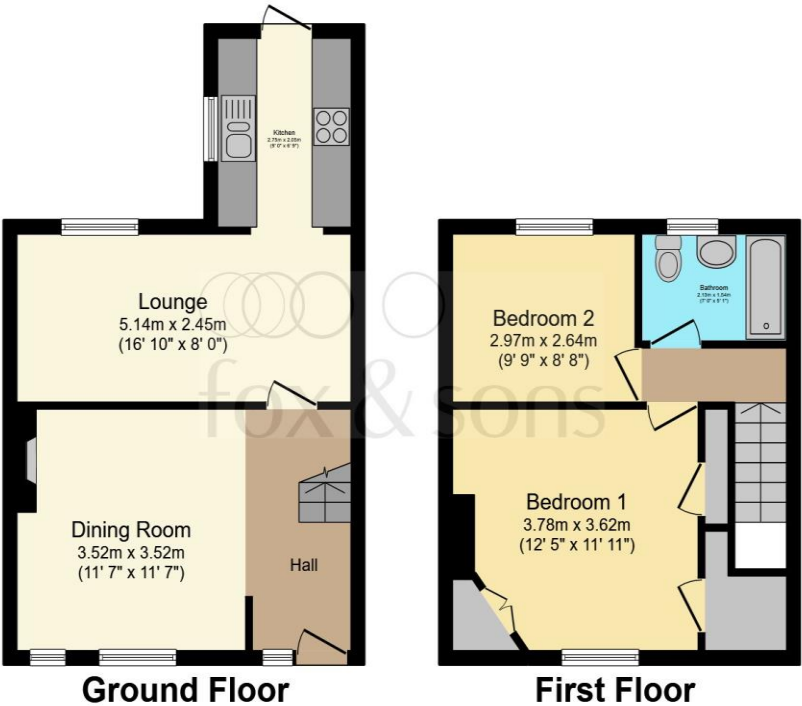


Built for workers at the time these small rows of cottages are like no other in the area but don't let the word cottage deceive you, they offer superb space throughout and are a fantastic place to live. Once inside there is a small entrance hall and to the left is the living room. This is a generous room with an exposed brick chimney breast, complete with a large fireplace hearth and wood burning stove. This is just one of the traditional elements of the property, alongside the key latch doors throughout, painted in white to keep a contemporary feel, yet the walls are on-trend in muted neutrals and contemporary colours, and the floors are engineered oak in warming tones. There is ample space in here for sofas and chairs, and there's several cupboards built in below the stairs.

From here a step up takes you to the dining room which is modern and looks out onto the garden. The galley style kitchen projects on the right to the rear of the house, with under floor heating and this has a country feel with white units, and lattice leading on the windows. A splash of colour is brought in with turquoise tiled splash backs however, and there is space for a tall fridge freezer as well as a washing machine.

A stable door leads out to the Mediterranean influenced garden with crisp white walls containing the raised beds and manicured shrubs. Double gates open up to the top of middle road which can be opened to bring in the car, and even with this in place, there is still plenty of room for entertaining and dining during the summer.

Returning to the house and climbing the stairs you have two double bedrooms and the bathroom. The master bedroom has several deep wardrobes, again with farmhouse style doors, and another exposed brick wall completes the look. The second bedroom overlooks the garden and has plenty of space for a king-size bed, wardrobe, and other bedroom furniture. The bathroom has a white suite in a traditional style and has a shower over the bath.



Total floor area 68.2 m² (735 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

South Road is situated in the heart of Preston Village conservation area and is approached directly off of Preston Road. Local shopping facilities are available close to hand along with Preston Park station being within 0.5 miles walking distance which provides commuter services to Gatwick and London. The A23/A27 is easily accessible which offers road links out of Brighton to all surrounding areas as well as local bus services are close to hand providing easy access to Brighton city centre and the famous seafront, whilst schools which cater for all ages are in the vicinity along with BHASVIC sixth form college, one of the top performing colleges in the UK.

The property is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

- Preston Park Station - 0.5 miles
- London Road Station - 1.1 miles
- Brighton Mainline Station - 1.7 miles

Amenities

- Sainsbury's (Preston Road) - 0.1 miles
- Fiveways Shopping Parade - 0.9 miles
- Seven Dials Shopping Parade - 1.1 miles
- Patcham Village - 1.1 miles
- Preston Circus/London Road Shopping - 1.5 miles

Main Roads

A23 & A27 Road Network - Less than a 10 minutes' drive away.

welcome to

South Road, Brighton

- CHARMING CHARACTER HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING SPACE
- PRIVATE REAR GARDEN
- SEPARATE DINING ROOM
- MODERN FITTED KITCHEN WITH UNDER FLOOR HEATING
- LOUNGE WITH FEATURE EXPOSED CHIMNEY BREAST

Tenure: Freehold EPC Rating: D

fixed price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106656 - 0002

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