



Campbell Road, Brighton, BN1 4QD
Offers In Excess Of £525,000

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A well-located three-bedroom maisonette with three floors, modern features, west-facing garden, and share of freehold. Conveniently near Brighton station, perfect for families or professionals seeking space and style.

Welcome to this spacious and well-appointed three-bedroom maisonette, ideally situated on Campbell Road in the heart of Brighton. Offering 969 sq ft of living space spread across three floors, this property is perfectly designed to accommodate families or professionals seeking a blend of comfort, modernity, and location convenience.

Upon entering the property, you are greeted by a bright and airy ambiance that sets the tone for the rest of the home. The spacious through lounge diner is a standout feature, seamlessly combining living and dining areas to create a versatile space for relaxation or entertaining. Large windows invite natural light, enhancing the room's open and inviting atmosphere.

The modern kitchen is both functional and stylish, equipped to meet the demands of contemporary living. It provides ample workspace and storage, with the added advantage of direct access to the west-facing garden. This outdoor space is a true gem, perfect for enjoying a morning coffee, evening meals, or simply unwinding in the fresh air. The garden's west-facing orientation ensures plenty of sunlight throughout the day, making it ideal for those who value indoor-outdoor living.

On the upper floors, the property boasts three generously sized double bedrooms. Each room offers ample space for furniture and personalisation, making them perfect for family members, guests, or even a home office. The layout has been thoughtfully designed to maximise comfort and functionality.

The maisonette features two well-maintained bathrooms, ensuring convenience for all residents. The overall design and layout of the property cater to modern lifestyles, providing both communal and private spaces that work harmoniously together.

Another advantage of this home is its share of freehold ownership. This arrangement offers buyers greater control over property management and maintenance decisions, a valuable benefit for those looking for long-term investment and stability. Additionally, the property is located within Zone J parking permit area, providing practical solutions for vehicle owners.

The central location of this maisonette is another key selling point. Situated just a short distance from Brighton Station & Preston Park Station, it is ideally placed for commuters and those who enjoy the vibrant city lifestyle. With a range of shops, cafes, and amenities nearby, everything you need is within easy reach.

The seller has already secured their next property, facilitating a smoother and potentially quicker transaction process. This "vendor suited" status can provide peace of mind to prospective buyers looking for a straightforward purchase.

In summary, this three-bedroom maisonette on Campbell Road offers a rare combination of space, style, and location. With its generous layout, modern features, west-facing garden, and share of freehold ownership, it presents a unique opportunity to acquire a home that meets a variety of needs. Whether you are a family seeking room to grow or professionals looking for a central yet serene retreat, this property is well worth your consideration.





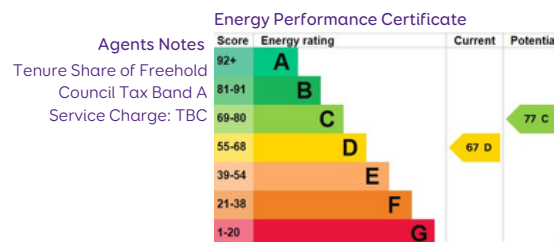
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USED AREA) = 90.2 sq m / 969 sq ft

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USED AREA) = 84.5 sq m / 909 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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