

Millers Road

Brighton

Guide Price £325,000 - £350,000



Ideally positioned close to Preston Park and Dyke Road Park, within easy reach of Brighton and Preston Park STATIONS, a GROUND & LOWER GROUND FLOOR MAISONETTE with TWO BEDROOMS, a REAR PATIO GARDEN, GARAGE & a PARKING SPACE. Sold with NO ONWARD CHAIN.

Excellently located close to the many amenities of Brighton and Hove, this well-designed apartment makes the most of its split-level layout. The open plan kitchen/lounge/diner is situated on the lower ground floor and enjoys direct access to the good-sized rear patio garden through double patio doors. On the ground floor, there are two generous double bedrooms and a bathroom. Outside, the private paved rear garden is low-maintenance and provides the ideal space to relax and entertain outdoors. The property has the added benefit of a garage and a rear parking space, which could be used to increase the size of the garden if preferred.



The Local Area

With a 50-minute to one-hour commute to London, Millers Road is exceptionally well located for commuters and families. The Seven Dials, with its cafés, restaurants, independent shops and everyday amenities, is a pleasant ten-minute walk away. Brighton's seafront and city centre are also close by, including Churchill Square and the North Laine and South Lanes, which offer a wide range of shopping, entertainment and nightlife.



Dyke Road Park is nearby and features sea views, tennis courts, a children's playground and an open-air theatre, while additional green space, a museum and leisure facilities are also within easy reach. Preston Park station, with regular trains to London and Gatwick, is a short 10-minute walk, while Brighton & Hove

Local schools within walking distance include Stanford Infants, Stanford Juniors, St Bernadette's Catholic Primary, Cottesmore St Mary Catholic Primary, Dorothy Stringer, Varndean School + College, Cardinal Newman Catholic School + College, BHASVIC, Brighton Girls School, and Lancing Prep School.

Further Information

Millers Road is situated in Parking zone A, and currently this property is in Council Tax band A, which is charged at £1,637.19 for 2025/26.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

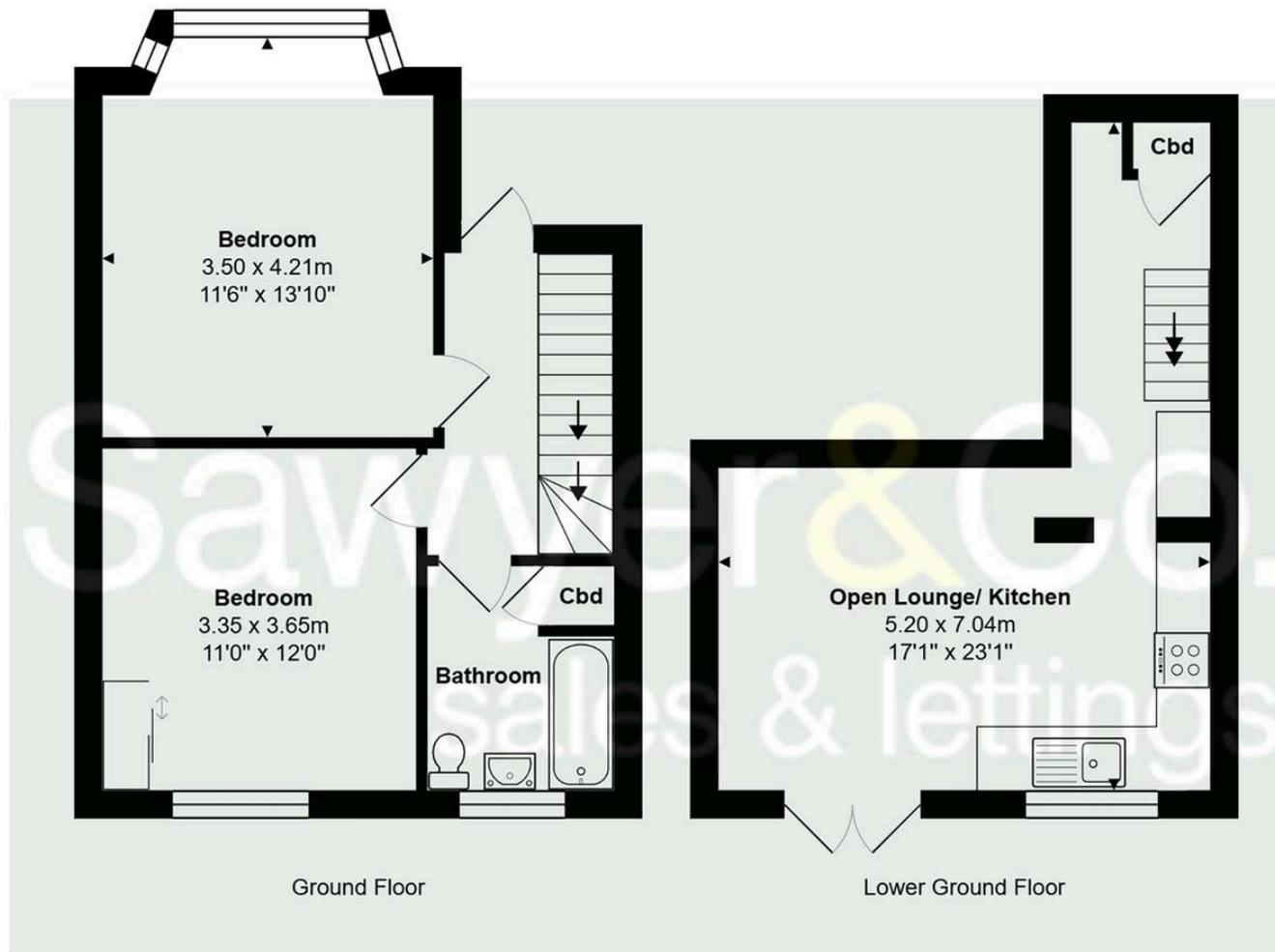
Tenure: tbc

Unexpired term on lease - tbc

Service Charge - tbc

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 60.9 m² ... 655 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.