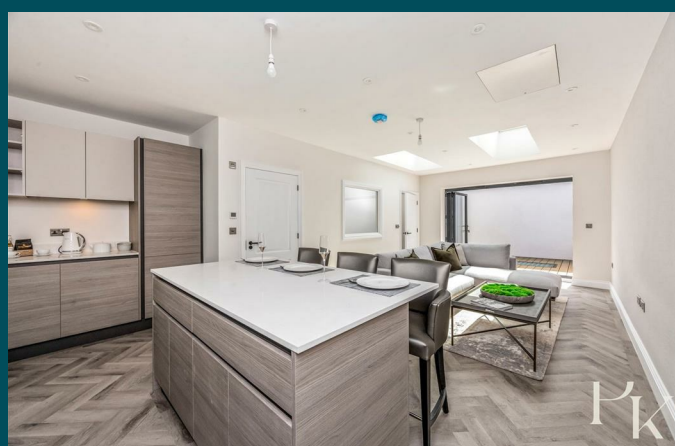
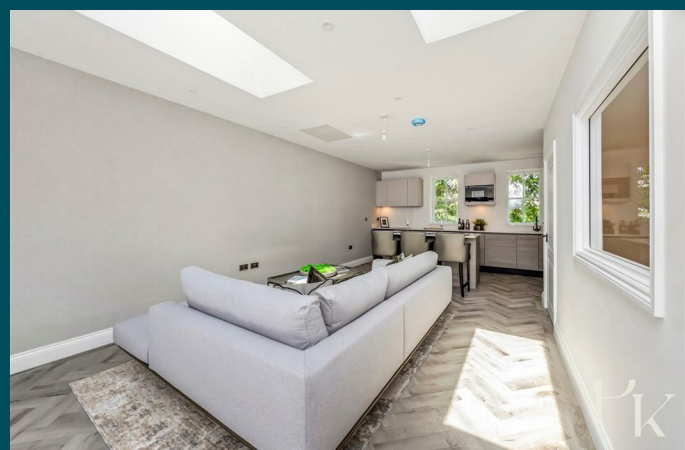
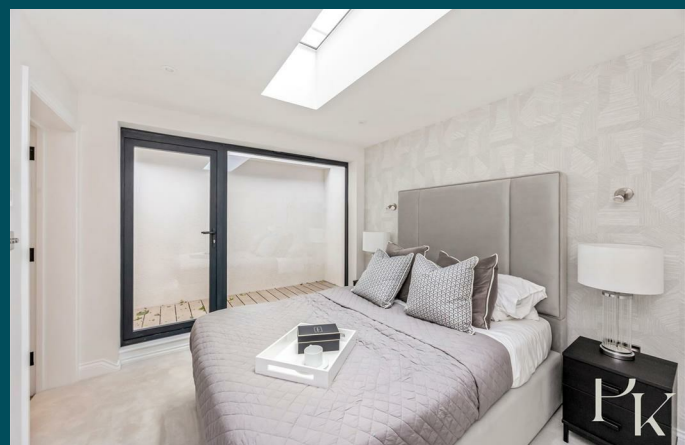




Prestonville Mews Prestonville Road

Brighton, BN1 3TJ

Offers in excess of £700,000

A rare opportunity to acquire one of just five beautifully crafted contemporary townhouses forming the exclusive Prestonville Mews development, perfectly positioned in one of Brighton’s most sought-after residential locations.

Designed with modern living in mind, this exceptional three-bedroom home offers approximately 850 sq ft of beautifully considered accommodation arranged over two floors, combining stylish architecture, high-quality finishes and an impressive level of specification.

The heart of the home is the impressive open-plan kitchen and living space, designed to create a bright and sociable environment for both everyday living and entertaining. Full-width bi-fold doors open onto a private roof terrace, seamlessly extending the living space outside and providing a wonderful setting for morning coffee, al fresco dining or relaxing in the evening. A separate WC is conveniently positioned on the first floor, directly off the living space.

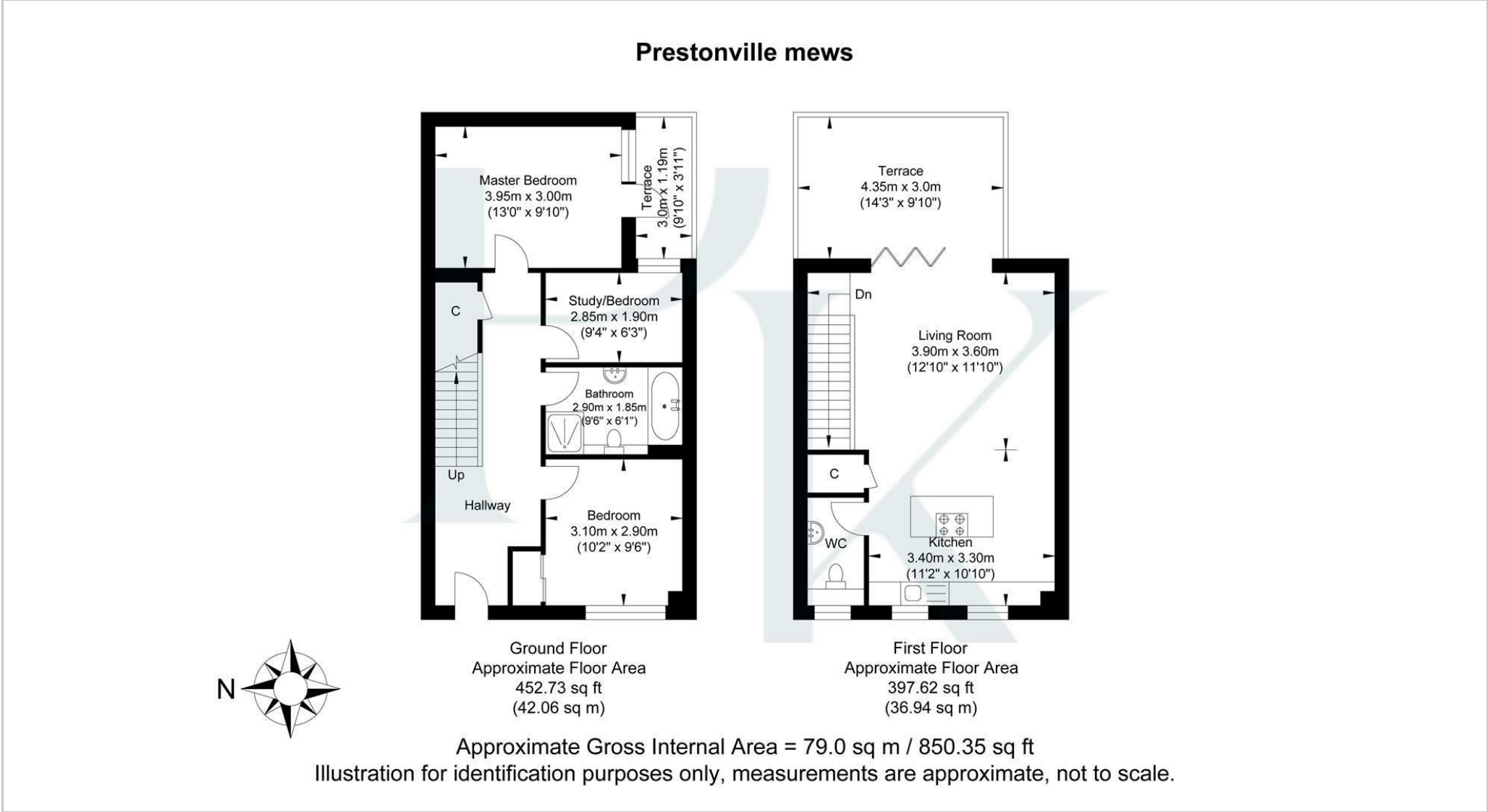
The accommodation includes three bedrooms and a contemporary family bathroom. The principal bedroom benefits from direct access to a private courtyard, featuring an attractive decorative wall that creates a peaceful and secluded outdoor space. Large windows throughout create a light and airy feel, while the clean, contemporary interiors provide a sophisticated blank canvas for the new owner.

The property has been finished to an exceptional standard, with luxury vinyl flooring to the living areas and soft carpeting to the bedrooms. Contemporary internal doors with stylish door furniture are complemented by painted satin skirting boards and architraves, brushed chrome switches and sockets, LED spotlights and dimmable lighting to the kitchen and living areas. TV and Sky points are provided to both the living room and principal bedroom.

Comfort and efficiency have also been prioritised, with gas-fired central heating, a pressurised hot water system and underfloor heating throughout the property.

Externally, Plot 4 benefits from its own private entrance and allocated off-road parking with an electric vehicle charging point. The property is also backed by a comprehensive 10-year BW Build Warranty.

Prestonville Mews enjoys an enviable setting close to the independent cafés, restaurants and shops of Seven Dials, while Brighton city centre, the seafront and Preston Park are all within easy reach. Brighton Station is approximately a 10-minute walk away, offering direct services to London Victoria and London Bridge in under an hour, making this an ideal home for commuters and those seeking the very best of Brighton living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan