



- A three bedroom freehold terraced house
- Scope for improvement
- Walking distance to Preston Park station
- No onward chain
- Attractive sunny rear garden

Lauriston Road, Brighton, BN1 6SN

Asking Price Of £650,000

A rarely available terraced freehold house situated in a fantastic sought after location in Preston Village, which is within walking distance of Preston Park station and many schools catering for all age ranges. The property is being offered with no onward chain and has scope for improvement.



## Property Description

Lauriston Road is renowned for its popularity and convenience, offering excellent access to local amenities, transport links, and the vibrant community of Brighton & Hove. Residents will appreciate the proximity to shops, cafes, parks, and other essential services, all within easy reach. The area is well-served by public transport, including Preston Park Mainline Railway Station, making commuting straightforward and connecting you to wider destinations.

Located in a highly sought-after and exceptionally convenient location close to Preston Park, this charming older style terraced property is one of eight properties formed part of the Stanford estate and Preston Manor land. One of the Stanford family was living there originally and the property was built in 1896. There are also plenty of schools serving all age ranges within close proximity, making this location perfect for any families.

One of the standout features of this property is its attractive sunny rear garden. The garden includes a delightful patio area, perfect for al fresco dining, summer barbecues, or simply enjoying a morning coffee in the sunshine. The garden size ensures plenty of natural light throughout the day, making it an ideal spot for gardening enthusiasts or those who appreciate outdoor relaxation.

The property itself has a wealth of character and is arranged over two floors with a versatile accommodation, whilst offering scope for improvement to make it your own. There is no onward chain here and the location is a 10/10.





## Accommodation

### GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 0" x 11' 5" (3.96m x 3.48m)

DINING ROOM

13' 0" x 11' 11" (3.96m x 3.63m)

KITCHEN

11' 6" x 5' 11" (3.51m x 1.8m)

PANTRY

### FIRST FLOOR

FAMILY BATHROOM

BEDROOM

11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM

11' 6" x 9' 7" (3.51m x 2.92m)

BEDROOM

12' 10" x 11' 11" (3.91m x 3.63m)

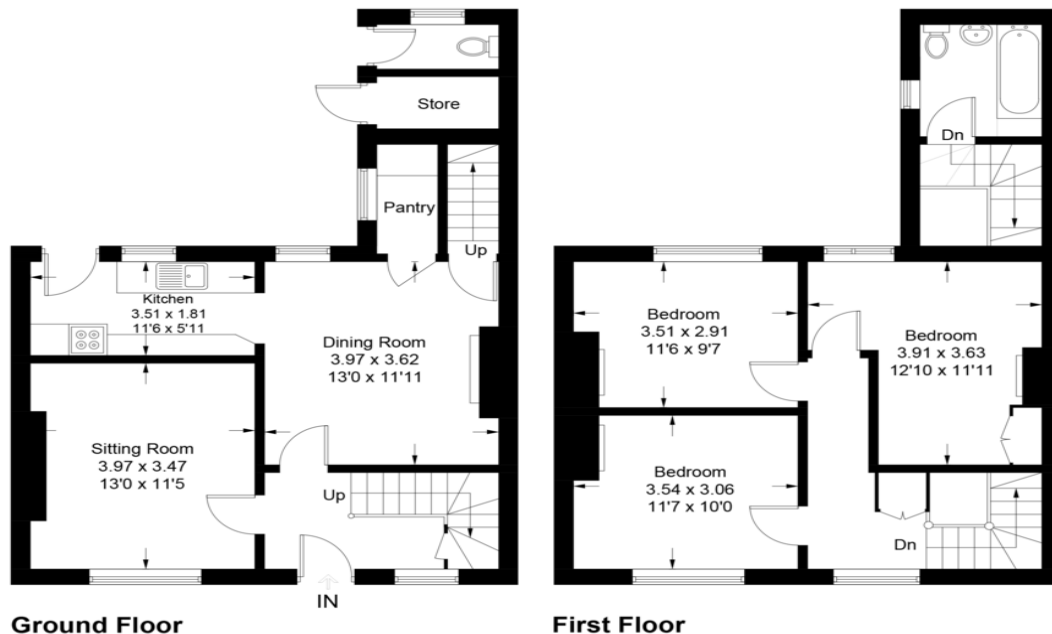
### OUTSIDE

STORE ROOM

SUNNY REAR GARDEN

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Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft  
(Excluding External Store & WC)  
External Store & WC = 4.0 sq m / 43 sq ft  
Total = 103.3 sq m / 1112 sq ft



AWAITING EPC

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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