

1 Ashford Road

Brighton, BN1 6LL

Offers in excess of £1,000,000

This stylish detached family home on Ashford Road offers 1,690.89 sq ft of beautifully presented accommodation arranged over three floors. Set behind mature hedging, the house combines period character with modern design, creating a warm and inviting home ideal for family living.

The ground floor features two elegant reception rooms with period detailing, including a feature fireplace and bespoke shelving, leading through to the impressive open-plan kitchen and dining space. The kitchen is fitted with sleek cabinetry, quartz worktops, brass hardware, and a central island, with bi-fold doors opening directly to the landscaped rear garden. The herringbone flooring flows seamlessly throughout, tying the living spaces together.

On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom. The bedroom at the front of the property benefits from an en suite shower bathroom. The top floor has been converted to provide two further spacious bedrooms and an additional shower bathroom, making it perfect for growing families or those who require home office space.

The landscaped rear garden has been thoughtfully designed, with a patio entertaining area, raised beds, and mature planting, creating a private and low-maintenance space for both adults and children to enjoy.

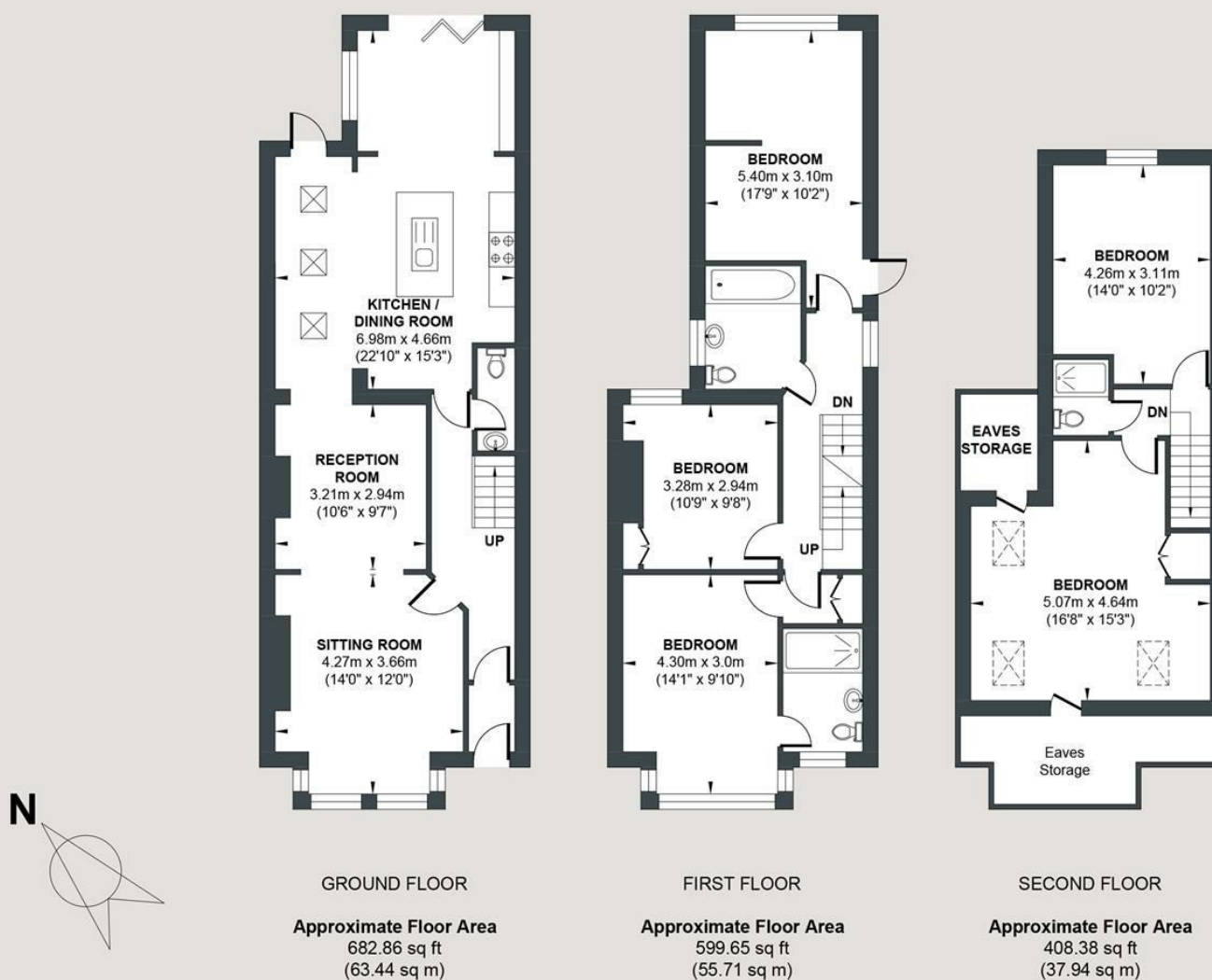
Located in a sought-after residential area in Preston Park, Ashford Road offers easy access to local schools, parks, shops, and transport links into Brighton & Hove city centre, making it a superb choice for families wanting convenience alongside stylish living. Viewing is highly recommended.



- Detached
- Stylish open-plan kitchen and dining room
- Two reception rooms
- Herringbone flooring throughout the ground floor
- Close to excellent schools, parks, shops and transport links
- 1,690.89 sq ft arranged over three floors
- Bi-fold doors opening to landscaped rear garden
- Five bedrooms and two bathrooms
- Garden

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

Approx. Gross Internal Floor Area = 157.09 sq m / 1690.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

