



**4 South Road, Brighton**

Brighton

Guide Price **£475,000**



## 4 South Road

Brighton, Brighton

\*\*\* GUIDE PRICE £475,000 – £500,000 \*\*\*

Excellently located in the heart of Preston Village in the sought-after Preston Park area in Brighton, this **TWO BEDROOM PERIOD COTTAGE** with **COURTYARD GARDEN** benefits from a prime position with excellent commuter links. Sold with **NO ONWARD CHAIN**.

Steeped in history, this attractive two bedroom flint cottage has been beautifully refurbished to a high specification, blending stylish modern interiors with traditional character. The ground floor features a bright and spacious living room with ample space for dining, complemented by a well-appointed fitted kitchen offering generous wall-mounted and under-counter storage. On the first floor, the main bedroom benefits from farmhouse-style built-in wardrobes, alongside a second bedroom and a tastefully presented bathroom. There is access to a well-proportioned loft providing useful storage space. Additional improvements to this characterful cottage include secondary glazing, a new boiler fitted three years ago, and a full damp proofing course throughout the ground floor.



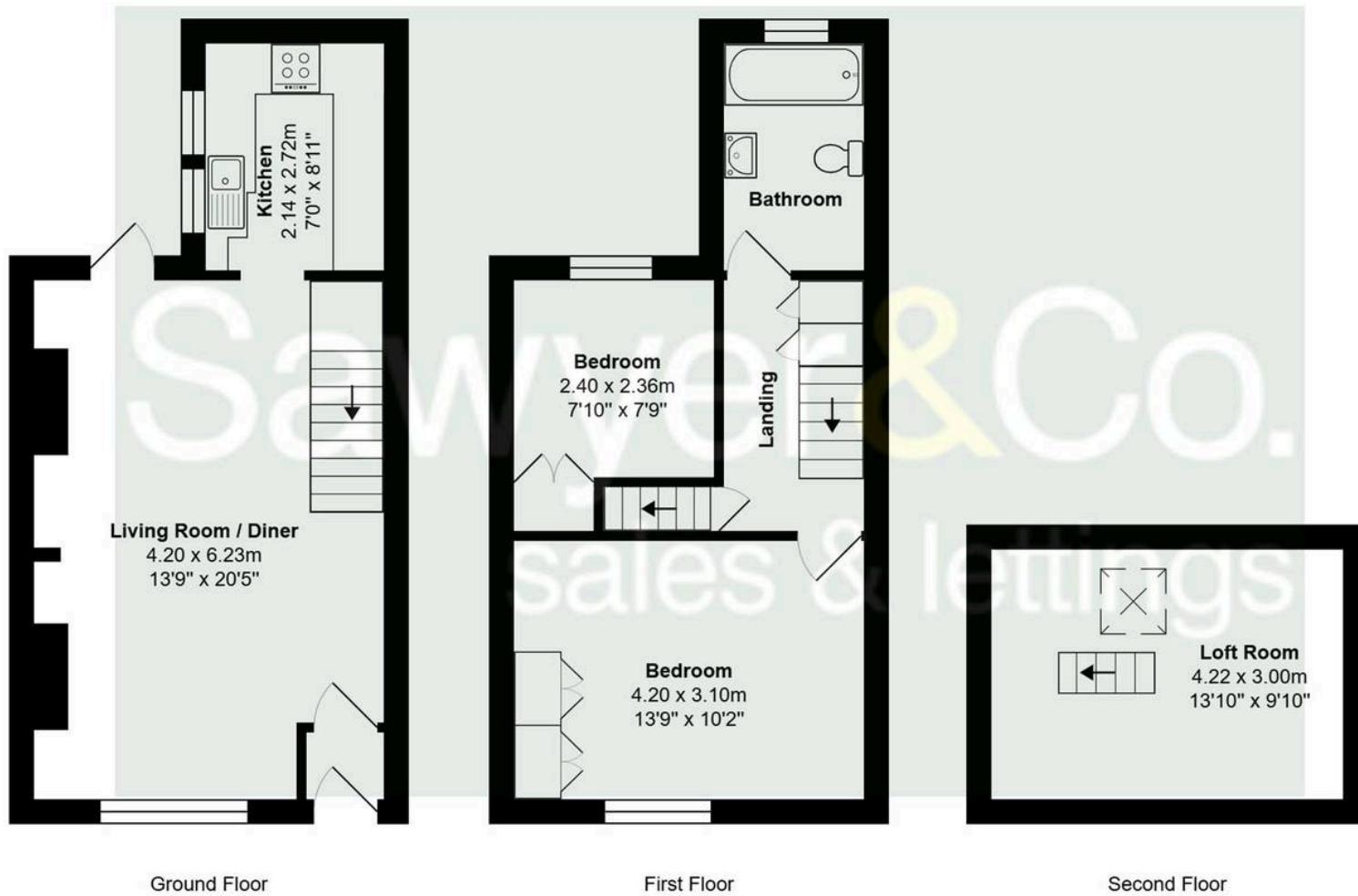
## THE LOCAL AREA

Built in 1750, this short terrace of flint cottages was built to house the workers of an old brewery. Situated a moment's walk from the leafy gardens of Preston Park, the historic velodrome, tennis courts, and beautiful rockery, the plethora of shops, cafes, and bars along Preston Road are right on your doorstep. The amenities and conveniences of London Road and Brighton town centre are also easily accessible. Preston Park railway station with regular services to London and further afield, is a few minutes' walk. Reliable bus services travel into the centre of both Brighton and Hove, the seafront, as well as to Devil's Dyke with its panoramic views and lovely country walks. The property is ideally located for families, with excellent local schools including Varndean College and School, Dorothy Stringer, Balfour Primary, and Downs Infant and Junior all within walking distance. A wide choice of popular and reputable day nurseries is also close by.

## FURTHER INFORMATION

Preston Road is located in parking zone K. The council tax band is C, which is currently charged at £2,182.92 for 2025/26. EPC Rating - E Council Tax - C Parking Zone - K Broadband & Mobile Phone Coverage - Prospect 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. This information has been provided by the seller. Please obtain verification via your legal representative.





**Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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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.