



Barclay Cottages, North Road, Brighton, BN1 6SP

welcome to

Barclay Cottages, North Road, Brighton

Beautiful 19th century cottage in the historic Preston Village, featuring 2 bedrooms and an open-plan lounge/kitchen. Charming interiors with doors to a secluded south-facing garden. A rare and characterful home in a sought-after village setting.



A charming 19th century cottage, set within the heart of historic Preston Village, offering beautifully presented accommodation and a wonderfully secluded south-facing garden. This delightful home effortlessly blends period character with modern living, featuring a bright and inviting open plan lounge, dining and kitchen area, where engineered wood flooring and a feature fireplace create a warm and welcoming atmosphere. French doors open directly onto the garden, allowing natural light to radiate through the space providing a seamless connection between indoor and outdoor living.

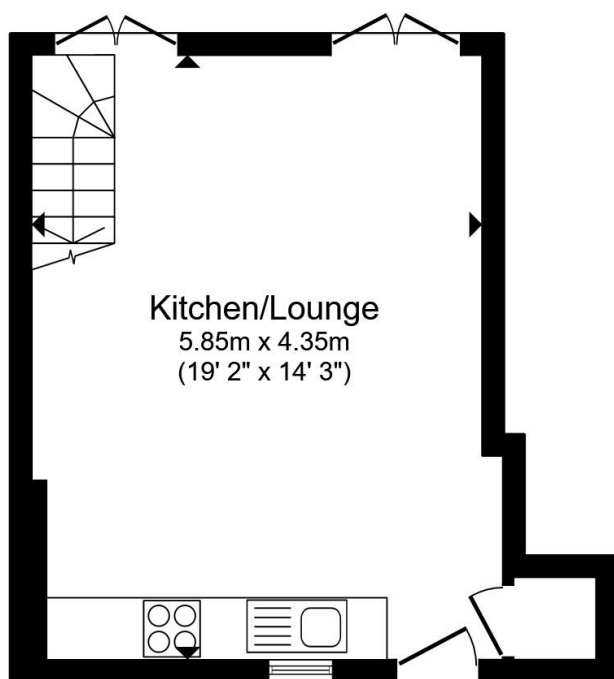
Upstairs, two well-proportioned bedrooms are complemented by character features like vaulted ceilings and arched windows.

The rear garden is a particular highlight-south-facing, private and richly planted, offering a tranquil retreat ideal for both relaxing and entertaining, complete with a summerhouse/shed.

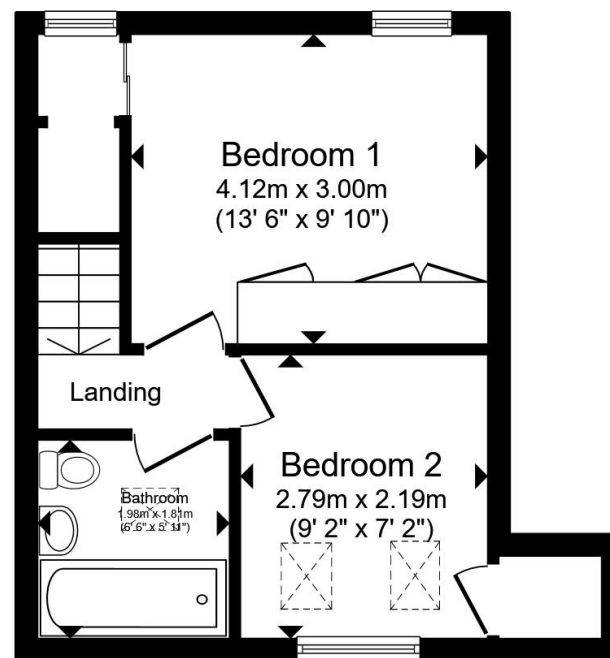
North Road sits within the historic Preston Village enclave, an area renowned for its characterful cottages dating back to the 18th and 19th centuries. Despite its peaceful, village-like setting, the property remains within easy reach of Preston Park, Brighton mainline stations and the vibrant city centre.

A rare opportunity to acquire an elegant period home in one of Brighton's most sought-after and atmospheric locations.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 52.9 m² (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- CHARMING COTTAGE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE KITCHEN
- SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED
- SHORT WALK TO STATION & PRESTON PARK
- SITUATED IN THE HEART OF PRESTON VILLAGE
- EASY ACCESS TO THE A23/27 ROAD NETWORK. GATWICK - 27 MILES AWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PRP106840 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk