



**Eastern Road, Brighton BN2 5TA**

**welcome to**

**Eastern Road, Brighton**

Offering approx. 1,834 sq. ft., this bright and versatile home features a large reception room, expansive kitchen/diner with direct access to a south-facing garden, and three generous bedrooms.





Set across two spacious floors with basement and offering approximately 1,834 sq.ft. of accommodation, this substantial family home combines generous proportions with exciting potential in a highly sought-after location. The ground floor features a well-balanced layout with a bright lounge to the front, a second reception room ideal for gatherings, and a large kitchen/diner stretching across the rear of the property.

With direct access to the south-facing garden, the kitchen area creates a seamless flow between indoor and outdoor living. Upstairs, three well-sized bedrooms provide comfortable and private spaces, with the principal bedroom spanning an impressive 15' x 14'.

With its generous footprint and adaptable layout, this home presents a rare opportunity to create a truly bespoke residence in a popular neighbourhood.

Total floor area 170.4 m<sup>2</sup> (1,834 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.focalagent.com](http://www.focalagent.com)

welcome to

## Eastern Road, Brighton

- Stunning Family Home
- South Facing Garden
- Potential to Convert and Develop
- Popular Location
- Three Bedrooms and Two Reception Rooms

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

offers in excess of

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KET108230 - 0005

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