

Little Preston Street, BN1

£550,000

ASTON VAUGHAN

Sales and Lettings

INTRODUCING

Little Preston Street, BN1

4 Bedroom | 4 Bathroom | 911 sq ft | Private Balcony

An exceptional opportunity to acquire a beautifully renovated and thoughtfully designed four-bedroom, four-bathroom terraced house, ideally positioned on the quiet and highly sought-after Little Preston Street in the heart of Brighton. Offering generous and versatile accommodation arranged over three floors, this impressive home combines period character with contemporary style and is offered for sale with no onward chain.

Currently operating as a highly successful holiday let, the property also represents an attractive investment opportunity, while its generous accommodation, four double bedrooms and superb central location make it equally well suited to family living, multi-generational occupation or use as a second home.

From the street, the property presents an attractive and characterful period façade, with the entrance leading into the lower level and stairway connecting the accommodation above.

The principal living accommodation is arranged on the first floor, where the house really comes into its own. The impressive open-plan living room and kitchen provides a wonderfully sociable heart to the home. The living area benefits from a particularly bright, west-facing aspect and an attractive bay window, allowing an abundance of natural light to flood the room.

The room retains a pleasing sense of character, with a feature fireplace providing a focal point, complemented by the contemporary décor and finishes introduced as part of the renovation. The generous proportions allow for clearly defined living and dining areas, while the open-plan configuration creates a flexible space equally suited to everyday family life, entertaining or holiday accommodation.





The kitchen is seamlessly incorporated into the open-plan arrangement and has been finished in a sleek, contemporary style. A comprehensive range of gloss white cabinetry provides excellent storage, complemented by generous work surfaces and modern integrated appliances. Crisp white metro-style tiling provides a clean backdrop, while the contrasting work surfaces and wood-effect flooring introduce warmth and texture.

Large windows and the west-facing aspect combine to create a bright and welcoming environment, with plenty of natural light throughout the day.

The first floor provides one generous double bedroom, together with a well-appointed family bathroom.

The bedroom is bright and well proportioned, with a charming bay window providing plenty of natural light. The neutral finish creates a versatile backdrop for the incoming owner to furnish and decorate according to their own taste.

The family bathroom is conveniently positioned on this floor and is finished in a clean, contemporary style, with modern sanitaryware, a bath with shower over and attractive white metro-style tiling.

The second floor provides three further double bedrooms, creating an excellent level of accommodation for families, guests or holiday-let use. Each of the three bedrooms benefits from its own private en-suite facilities, providing an excellent degree of privacy and convenience. This arrangement is particularly appealing for holiday accommodation, allowing guests to enjoy their own private bedroom and bathroom facilities.

The bedrooms are all presented in excellent condition, with bright, contemporary finishes and generous proportions. Large windows provide plenty of natural light, while the versatile layouts allow each room to be furnished according to the requirements of the new owner.





One of the property's most appealing features is found on this floor, with one of the bedrooms opening directly onto a private balcony. This provides a rare and valuable outdoor space in such a central Brighton location, offering an ideal spot for enjoying a morning coffee, relaxing in the fresh air or taking in the surrounding rooftops.

The property's thoughtful configuration provides four double bedrooms and four bathrooms, offering an unusually high level of convenience for a central Brighton townhouse.

Three of the four bedrooms benefit from private en-suite facilities, while the fourth bedroom has direct access to the family bathroom.

The en-suite bathrooms have been finished in a clean, contemporary style, with modern sanitaryware, shower facilities and crisp white metro-style wall tiling. The fresh and neutral presentation provides a timeless backdrop that will work equally well for a private residence or investment property.









The separation of the bedrooms across the upper floors, together with the private bathroom facilities, makes the property particularly well suited to families, sharers, multi-generational living or premium holiday accommodation.

The private balcony is a particularly valuable addition, providing a genuine outdoor retreat without compromising the property's central position. Its elevated position provides views across the surrounding rooftops and creates a pleasant space for outdoor seating, plants or simply enjoying the Brighton air.









Education:

Primary: Brunswick Primary, Middle Street Primary

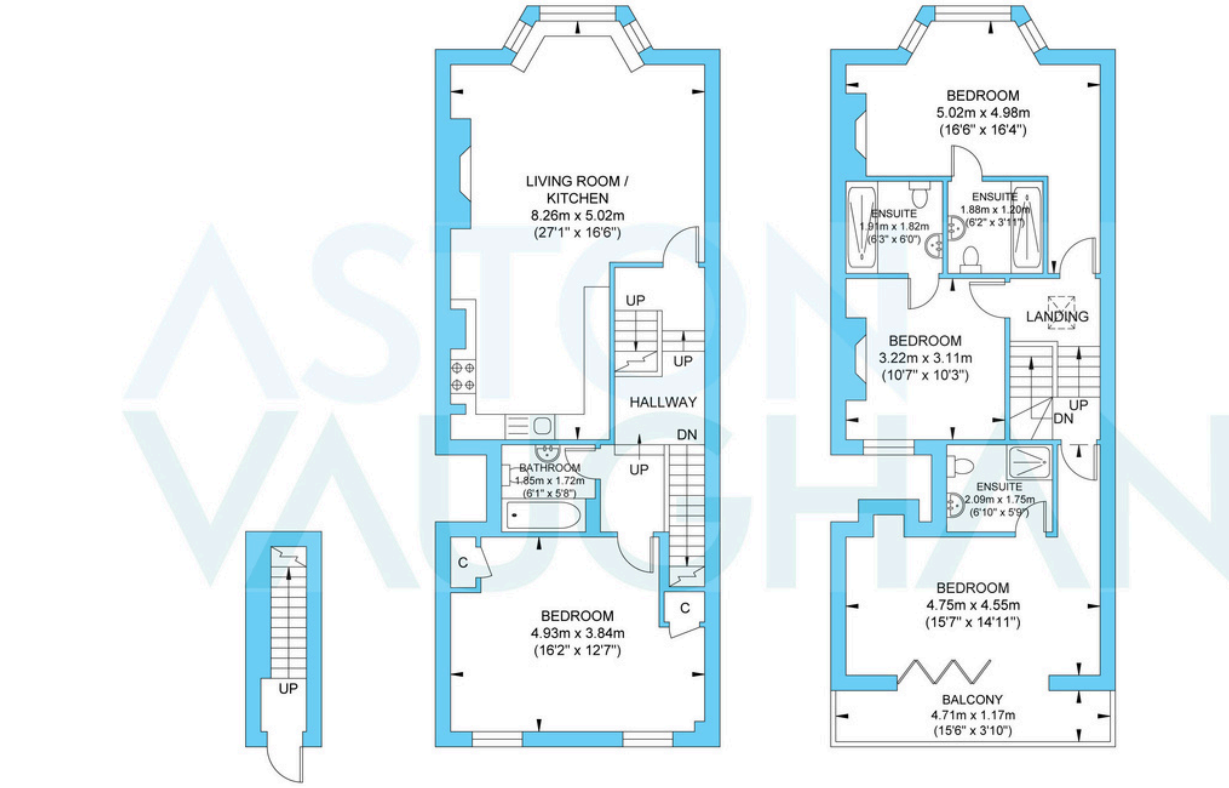
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College

Good to Know:

This unique property has stood the test of time since its inception during the early 19th Century. Almost two-hundred years later, this area remains just as desirable, and even the retailers, theatres, eateries and people have remained the same: a fabulous mixture of fashionable, diverse, and creative folk, loving life by the sea. Sea swimming can become a daily occurrence living here and there are excellent cycle paths taking you throughout the city for those looking to reduce their carbon footprint while avoiding parking permit fees. The buses which pass by are akin to the London Underground system for their regularity and reach, and this home also offers easy access to Hove and Brighton Stations which have direct and fast links to the universities, airports and London.

Little Preston Street



Ground Floor
Approximate Floor Area
35.31 sq ft
(3.28 sq m)

First Floor
Approximate Floor Area
710.09 sq ft
(65.97 sq m)

Second Floor
Approximate Floor Area
632.70 sq ft
(58.78 sq m)

Approximate Gross Internal Area = 128.03 sq m / 1378.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.