



Rugby Road, BN1

£850,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Rugby Road, BN1

4 Bedrooms | 2 Bathrooms | 1 Reception Room | 1546 Sq Ft | Sunny rear patio garden

Nestled in the highly sought-after Preston Park area of Brighton, this beautifully presented four-bedroom terraced house on Rugby Road offers an exceptional opportunity for discerning buyers. This property combines spacious living with a desirable location, making it an ideal family home.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly into the heart of the home. The property features a generously sized, open-plan living room, providing an expansive and versatile space perfect for both relaxation and entertaining. Large windows ensure an abundance of natural light, enhancing the bright and airy feel throughout this central hub. From this vantage point, residents can enjoy stunning views, adding a picturesque backdrop to everyday life.

This substantial house comprises four well-proportioned bedrooms, offering ample accommodation for families or those requiring dedicated home office space. Complementing the bedrooms are two modern bathrooms, designed with contemporary fittings and finishes, ensuring comfort and convenience for all occupants. The layout has been thoughtfully arranged to maximise space and functionality, creating a harmonious living environment.

One of the standout features of this property is its impressive outdoor space. To the rear, a large patio garden provides a private oasis, perfect for al fresco dining, entertaining guests, or simply enjoying the Brighton sunshine. This low-maintenance garden offers a tranquil escape from the hustle and bustle, providing a valuable extension to the indoor living areas.

Location is paramount, and this property excels in that regard. Situated in the fantastic Preston Park area, residents benefit from proximity to one of Brighton's most beloved green spaces, ideal for leisurely strolls, sports, and family activities. The area is renowned for its vibrant community feel, excellent local amenities, and highly regarded schools. Furthermore, for commuters, the convenience of being just a 20-minute walk to Brighton Station, or a 5-minute walk to London Road station is a significant advantage, offering direct links to London and beyond.

Rugby Road itself is a charming street, characterised by its attractive period properties and peaceful residential ambiance. The combination of a prime location, spacious interiors, and desirable outdoor space makes this four-bedroom terraced house a truly compelling proposition. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional Brighton home.





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Education:

Primary: Downs Infant and Junior Schools, Stanford Infant and Junior school

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

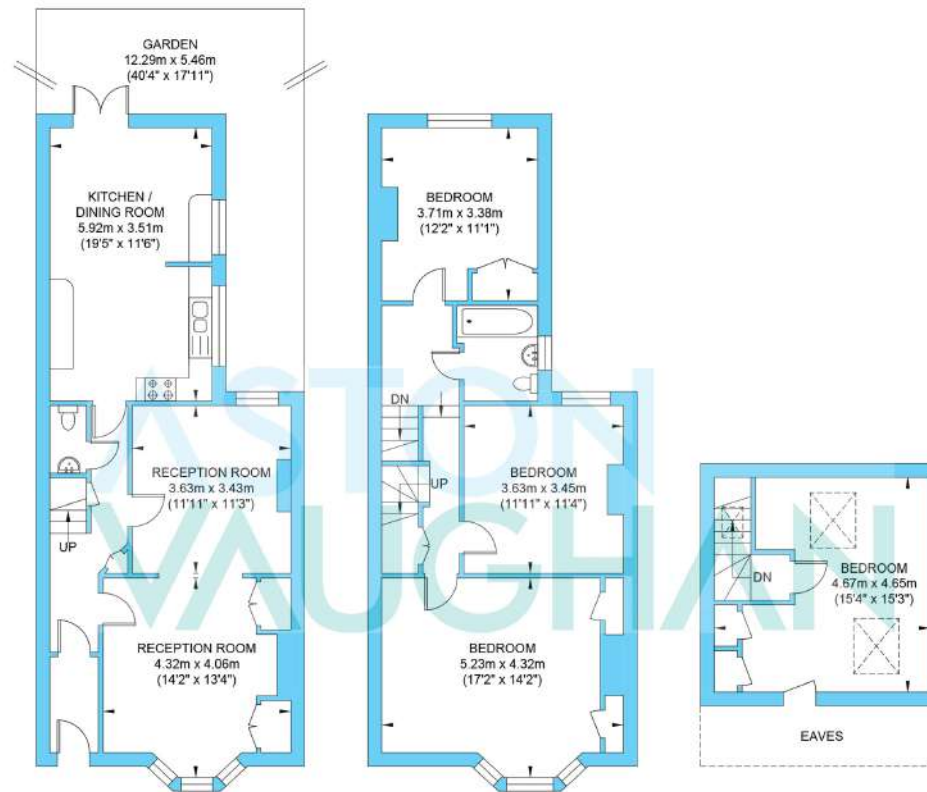
Private: Brighton College, Lancing College Prep

Good to Know:

With a palpable sense of community and a striking topography of Victorian terraces, it's no wonder the roads between Preston Circus and Fiveways have retained their popularity over the years. Along with a highly favoured school catchment and excellent transport links, it has become the go-to place to live; particularly for Londoners moving to the coast, looking for an improved work-life balance.



Rugby Road



Ground Floor
Approximate Floor Area
656.59 sq ft
(61.0 sq m)

First Floor
Approximate Floor Area
656.59 sq ft
(61.0 sq m)

Second Floor
Approximate Floor Area
233.79 sq ft
(21.72 sq m)

Approximate Gross Internal Area = 143.72 sq m / 1546.97 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.