

# Lauriston Road

## Brighton

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## About the property

A beautifully proportioned two-bedroom first-floor period apartment, set on an attractive residential street in a highly sought-after location. Combining elegant period charm with generous living space, this impressive home is perfectly positioned just moments from the open green spaces of Preston Park and within easy walking distance of the mainline station.

Accessed via a well-kept communal entrance, stairs rise to a spacious and welcoming central landing, setting the tone for the accommodation beyond. To the front of the property, an attractive reception room is bathed in natural light from an impressive bay window, creating a bright and inviting living space.

The principal bedroom sits adjacent, beautifully proportioned, with a large window filling the space with natural light. A second bedroom is located to the front, offering flexibility as a guest room, home office or nursery.

To the rear of the apartment lies a generously proportioned kitchen/dining room designed with both style and sociability in mind. Offering generous worktop space, a contemporary fitted kitchen and ample room for a large dining table, this is a superb space for everyday living and hosting alike.

The accommodation is completed by a well-sized bathroom and separate WC, both accessed from the main landing.

Throughout the property, an abundance of original period features add warmth and character, including sash windows, high ceilings, intricate wall mouldings and decorative corbels.

Ideally located for highly regarded local schools and offering excellent transport links, with easy access into central Brighton and onward routes via the A23 and A27, this is a rare opportunity to acquire a home of both character and convenience in a prime setting.

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2

BEDROOM

1

RECEPTION

1

BATHROOM

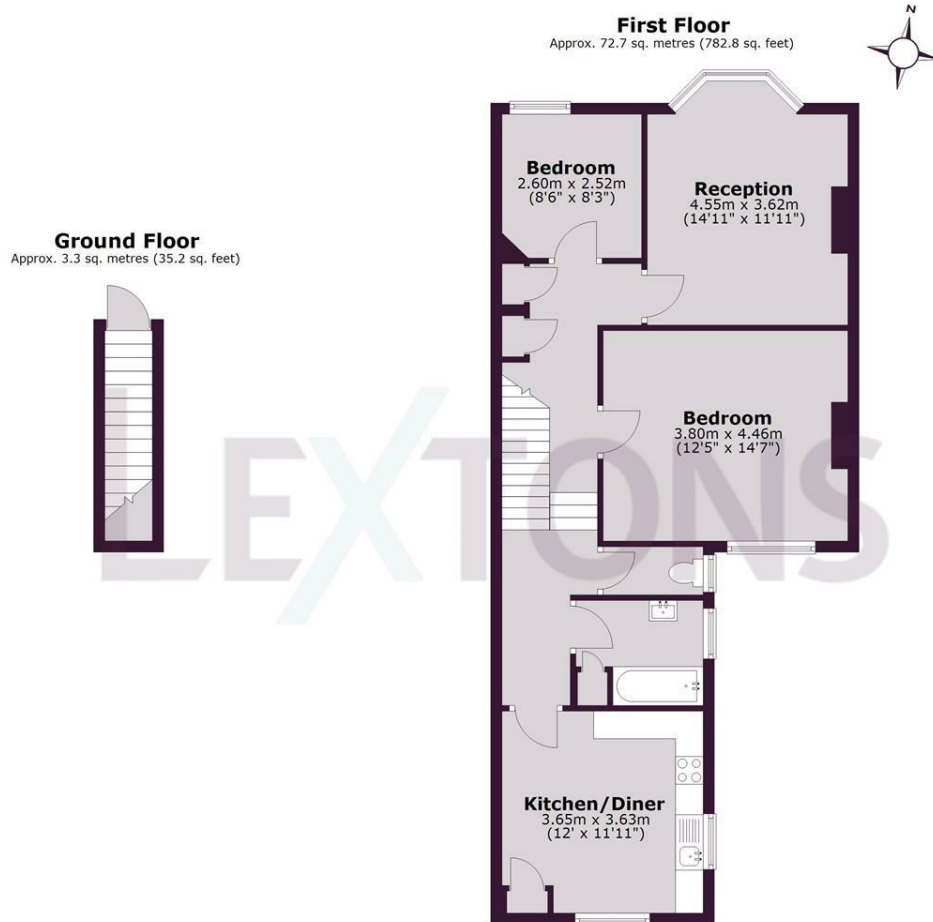








SCAN HERE TO OFFER ON THIS PROPERTY



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	