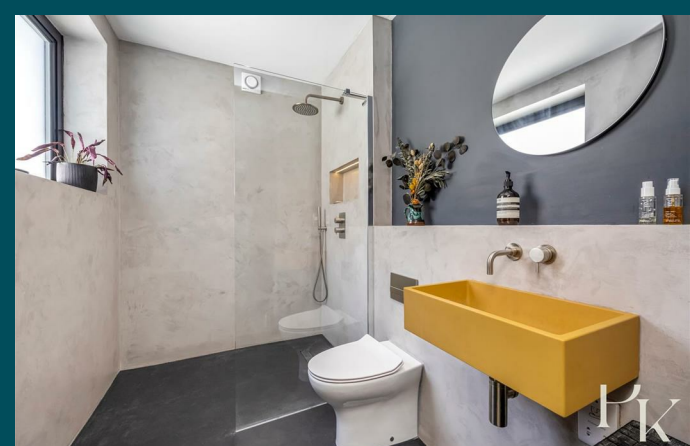




12 Mayo Road

Brighton, BN2 3RJ

Asking price £650,000

Situated on the popular Mayo Road, this beautifully presented Victorian terraced home seamlessly combines charming period character with stylish contemporary design, offering thoughtfully arranged accommodation across three floors extending to approximately 1,057 sq ft. With elegant interiors, an abundance of natural light and a versatile layout, the property is ideally suited to modern family living or professionals seeking a well-connected Brighton & Hove location.

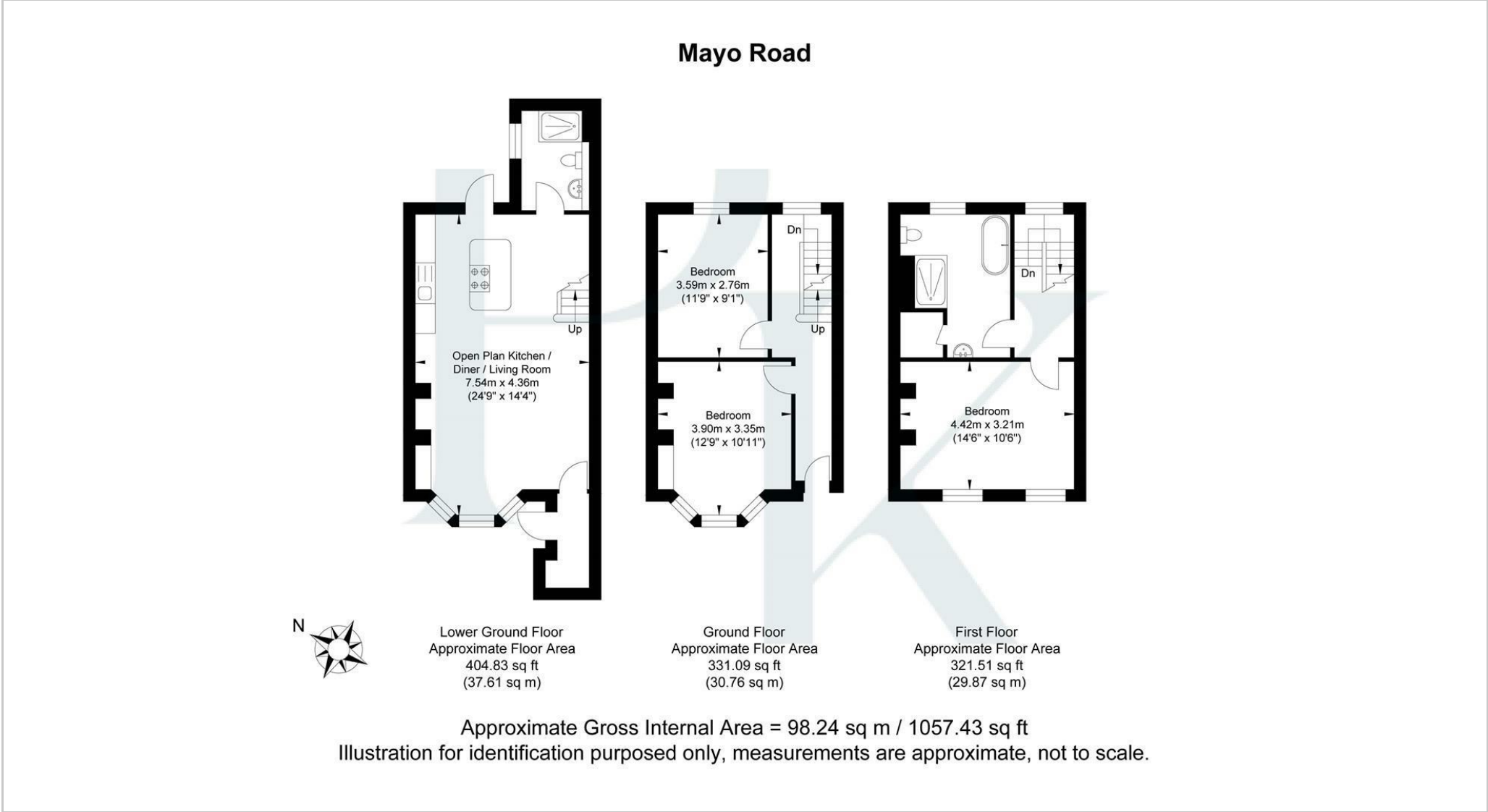
The lower ground floor forms the heart of the home, featuring an impressive open-plan kitchen, dining and living space measuring over 24 feet in length. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances and a substantial central island providing excellent preparation space and informal seating, while exposed steel beams and polished concrete-style flooring create a striking modern aesthetic. The open-plan layout offers ample room for entertaining, dining and relaxing, with direct access to the rear garden. A modern shower room is also positioned on this floor for added practicality.

The ground floor provides two well-proportioned bedrooms, including an attractive front bedroom with a large bay window fitted with plantation shutters and bespoke shelving. A bright and welcoming hallway is complemented by a stylish contemporary staircase adding further architectural interest to the home.

Occupying the upper floor is a particularly spacious principal bedroom, served by a beautifully appointed bathroom featuring a freestanding bath, separate walk-in shower and modern fittings, creating a luxurious retreat within the property.

To the rear, the property benefits from a private low-maintenance garden with patio seating area, ideal for outdoor dining and entertaining during the warmer months.

Mayo Road is a well-regarded residential location conveniently positioned close to local amenities, independent cafés, popular schools and excellent transport links. Brighton city centre, the seafront and nearby green spaces are all within easy reach, while Brighton railway station provides convenient commuter access to London and beyond.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan