



Robertson Road, Brighton, BN1 5NJ

welcome to

Robertson Road, Brighton

Designer-renovated two-bedroom garden maisonette in sought-after Tivoli, offering 882 sq ft of stylish accommodation over two floors. With a private landscaped garden, luxury bathroom with underfloor heating and a house-like feel throughout, it's just 0.2 miles from Preston Park Station.



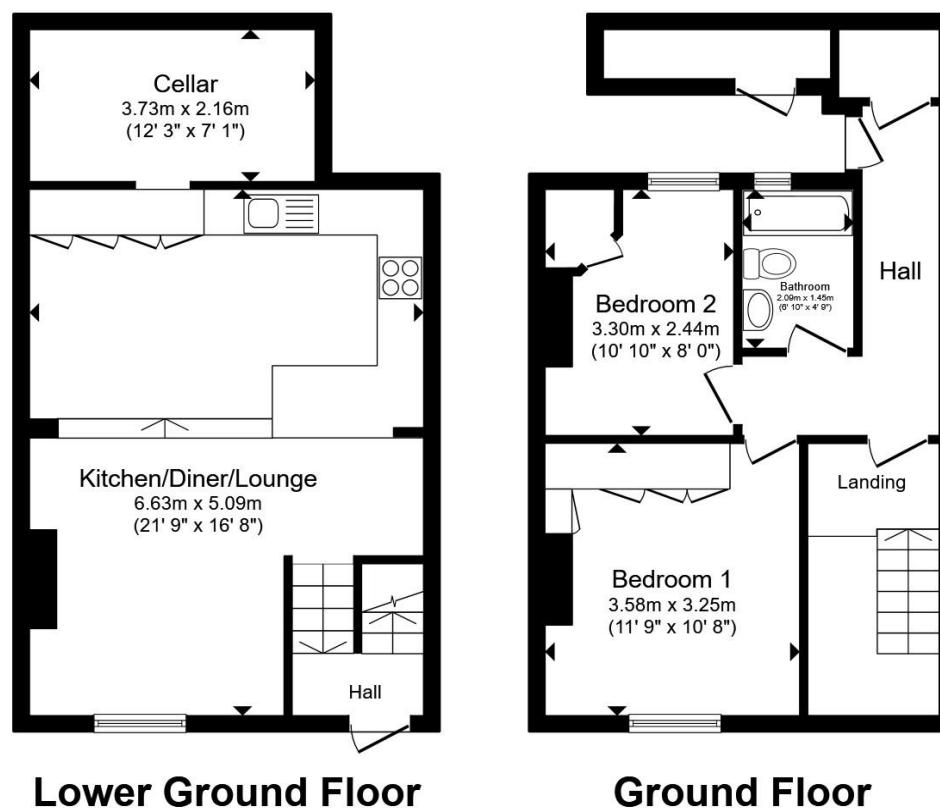
Nestled in the sought-after area of Tivoli, Brighton, this beautifully conditioned garden maisonette offers a rare blend of style and comfort. Arranged over two spacious levels, the property boasts a genuinely house-like feel, making it a standout opportunity in the local market.

Step inside and discover 82 square metres of thoughtfully renovated living space, expertly restored by a talented interior designer. The property features two double bedrooms, providing ample room for both relaxation and storage. The bathroom is truly stunning, complete with luxurious underfloor heating-a perfect retreat for unwinding after a long day along with a waste water recovery system and a demister.

The heart of the home is its impressive rear garden, an oasis lovingly landscaped to provide an ideal setting for alfresco dining, entertaining, or simply relaxing. The surround is as practical as it is beautiful, with permit parking available just outside.

Situated less than 0.2 miles from Preston Park Station, this maisonette is perfectly positioned for easy commuting and access to Brighton's vibrant city centre. Enjoy the best of both worlds, with the peaceful atmosphere of Tivoli and the convenience of excellent transport links, green parks, and Brighton's many fashionable cafés, shops, and restaurants just moments from your doorstep.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 82.5 m² (888 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.propertybox.io

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- TWO-BEDROOM GARDEN MAISONETTE
- SHARE OF FREEHOLD WITH PEPPERCORN RENT
- STUNNING REAR GARDEN
- BEAUTIFULLY RENOVATED WOW FACTOR LIVING AREA
- NEW BATHROOM WITH UNDERFLOOR HEATING
- PRESTON PARK STATION LESS THAN 1 MINUTE AWAY

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 24 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP107009



Property Ref:
PRP107009 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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