John Hilton

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Est 1972

Shaftesbury Road, Brighton, BN1 4NG

Approximate Gross Internal Area = 176.4 sq m / 1899 sq ft
(Including Loft Room)



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1899.00 sq ft

79 Shaftesbury Road, Brighton, BN1 4NG

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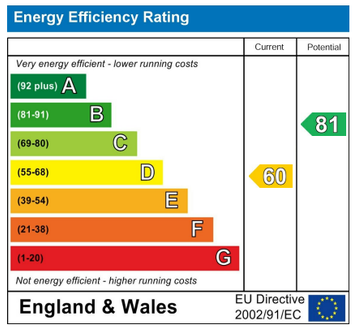






79 Shaftesbury Road
Brighton
BN1 4NG

- Substantial Victorian House Arranged Over Four Floors
- Four Bedrooms & Two Reception Rooms
- Extended Kitchen/Diner
- Separate Utility Room
- Bathroom plus Shower Room
- Useful Boarded Loft with Velux Windows
- Attractive West-Facing Patio Garden
- Blank Canvas Interior Offering Scope to Personalise
- Two Separate Street Entrances
- Wide, Tree-Lined Road



Council Tax Band: **D**

Occupying a convenient and central position in a popular residential area close to Preston Circus, this substantial Victorian house offers generous and versatile accommodation arranged over four floors, presenting an exciting opportunity for a buyer to create a home tailored to their own tastes and requirements.

The accommodation is currently arranged as four bedrooms, two reception rooms, an extended kitchen/diner, utility room, family bathroom (upgraded in 2023) and separate shower room. Further benefits include high ceilings to the ground floor rooms, adding to the sense of space and character, together with a useful fully boarded loft incorporating Velux windows which would make an ideal home office.

Outside, an attractive west-facing patio garden provides a pleasant space to relax and enjoy the afternoon and evening sun. A particularly useful feature is the practicality of having two separate street entrances, offering flexibility for a variety of living arrangements.

The property retains plenty of scope for a new owner to put their own stamp on the interior - a blank canvas providing the opportunity to enhance and personalise the accommodation to suit individual needs.

Preston Circus is a popular and conveniently central Brighton location, ideally positioned for access to the city centre, London Road and the vibrant Seven Dials area which offers an excellent selection of independent cafés, shops, pubs and everyday amenities.

The area is particularly well placed for commuters, with both Brighton and London Road railway stations within easy reach, providing convenient connections to London and beyond. The nearby green spaces, established residential streets and excellent access to the wider city make this an appealing location for those seeking a balance of urban convenience and neighbourhood character.







The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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