

Waldegrave Road

Brighton

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About the property

GUIDE PRICE £850,000 - £900,000

Situated in the ever-popular Golden Triangle, moments from Preston Park, this characterful four-bedroom period home is beautifully arranged over three floors and combines charm and elegance with family-oriented comfort.

A welcoming entrance hall leads into a superb double reception room, featuring a large bay window that floods the space with natural light, elegant wood flooring, and a striking marble fireplace that creates a wonderful focal point. To the rear, an expansive kitchen diner enjoys lovely views over the garden and offers clearly defined dining and kitchen areas, along with a practical pantry/utility space. The kitchen itself is stylish and well-appointed, complete with attractive granite worktops and an impressive stainless steel Fisher & Paykel range cooker. A conservatory extends from the kitchen, providing additional space and direct access to the generous rear garden.

The garden is west-facing, spacious and open. On summer days it is bathed in sunshine from mid-morning until sunset - an ideal spot for relaxing, enjoying family time, or entertaining friends.

The first floor hosts three bright and well-proportioned double bedrooms, all with wood flooring and two with period fireplaces. The modern family bathroom is finished to a high standard and benefits from underfloor heating. The second floor provides a further bedroom or home office, enjoying far-reaching views towards the seafront and the South Downs, with useful eaves storage enhancing practicality.

Ideally positioned, the property offers excellent transport links, with Preston Park railway station just a short walk away, providing direct services to London and beyond. There is a vibrant selection of independent shops, cafés and delis nearby, while the green open spaces of Blakers Park and Preston Park are both within a five-minute stroll. All of which make this a truly desirable place to call home.

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4

BEDROOM

1

RECEPTION

1

BATHROOM









SCAN HERE TO OFFER ON THIS PROPERTY

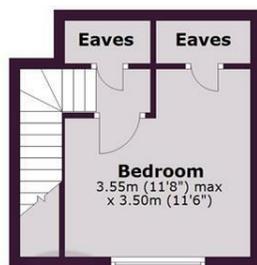
Ground Floor
Approx. 53.3 sq. metres (573.6 sq. feet)



First Floor
Approx. 53.3 sq. metres (573.5 sq. feet)



Second Floor
Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	