



FFF 29 Beaconsfield Villas  
Brighton, BN1 6HA



# FFF 29 Beaconsfield Villas

Brighton, BN1 6HA

**Offers over £400,000**

A rare opportunity to secure a beautifully proportioned, double fronted first floor apartment in one of Preston Park's most sought after residential pockets.

Offering an impressive sense of space from the moment you step inside, this characterful home spans the full width of the building and extends to over 900 sq ft – a feature seldom found in properties of this style.

The generous reception room, framed by elegant bay windows, is flooded with natural light and showcases charming period features that add warmth and personality. The layout is wonderfully versatile, with two well sized bedrooms; the second is currently arranged as a dining room, giving buyers the flexibility to tailor the space to their lifestyle.

Both Preston Park and its surrounding green spaces are within easy walking distance, making this an ideal choice for those who enjoy outdoor living, weekend strolls, or easy access to Brighton's most picturesque parkland. The property also sits within highly regarded school catchment areas, adding to its appeal for families and future minded buyers.

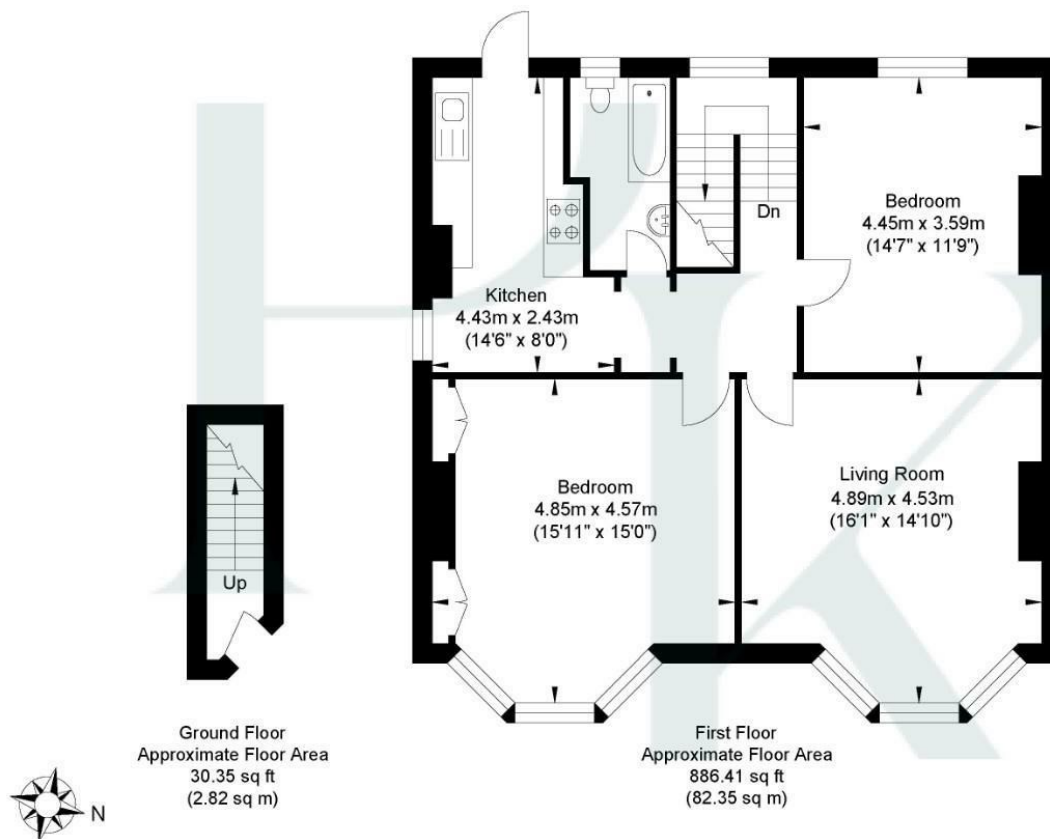
The location is exceptionally convenient, with both Preston Park Station and London Road Station just a short walk away, providing fast and direct links into London and along the coast.

A further standout feature is the inclusion of the loft space within the title. This opens the door to exciting potential for a loft conversion (subject to freeholder consent and building regulations), offering the possibility of creating additional living space and adding long term value.

This is a home that blends character, space, and future potential in a prime location – early viewing is strongly recommended.



## Beaconsfield Villas



Approximate Gross Internal Area = 85.17 sq m / 916.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	78
65	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

Pearson  
Keehan