



Station Road, Brighton, BN1 6SF

welcome to

Station Road, Brighton

Stylish Victorian 2/3 bed home opposite a leafy embankment, offering flexible living, open fires, a private walled garden, spacious bathroom and utility room. A true commuter's dream with scope to enhance or extend (stnc). CHAIN FREE!

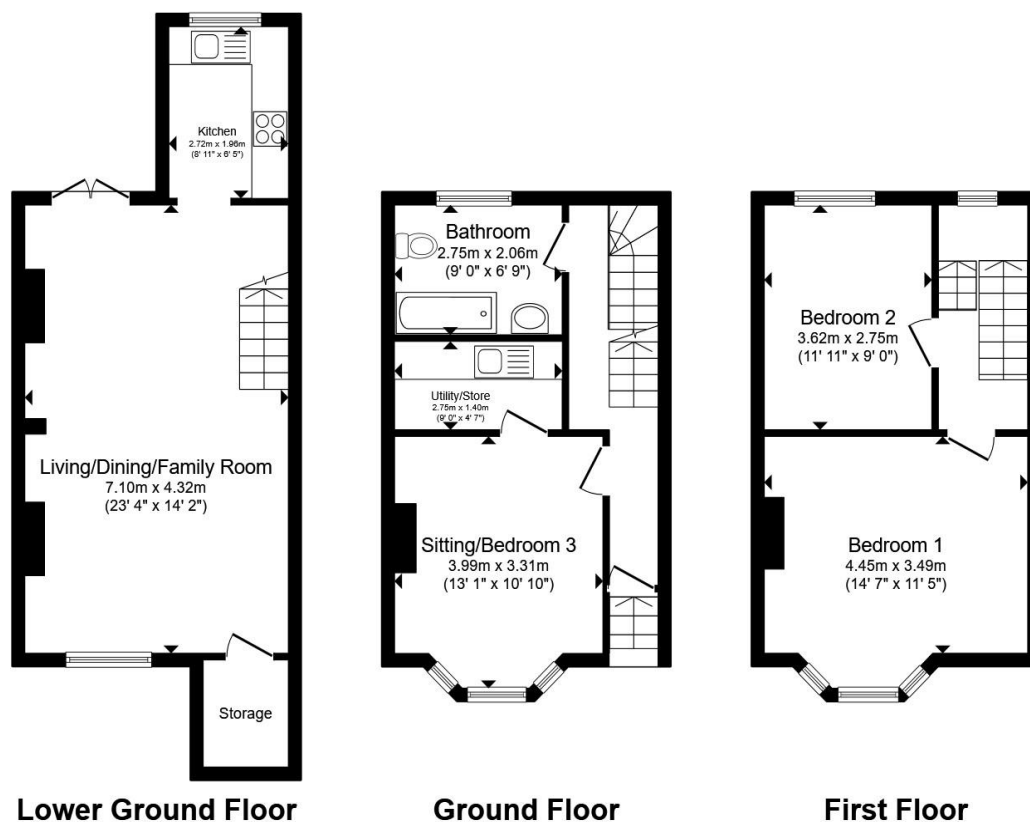


A beautifully appointed Victorian home offering exceptional access to Brighton, Hove, Gatwick and London, positioned directly opposite the leafy embankment of Preston Park Station. With excellent local permit parking and a notably private walled garden backing onto uninterrupted greenery, this 2/3 bedroom property combines period charm with rare seclusion and superb convenience.

Arranged over three floors, this home provides flexible living space ideal for modern lifestyles. The raised ground floor reception room-equally suited as a guest bedroom-features an attractive open fire, while the generous lower ground living/dining level offers a second open fire and direct access to the garden. A separate kitchen sits adjacent, creating a sociable yet practical layout, complemented by a sizeable utility room and a well proportioned family bathroom positioned centrally within the home.

On the upper floor, two spacious double bedrooms offer comfortable accommodation, with scope for further expansion subject to consent. Neighbouring homes have extended into the attic, added upper floor cloakrooms or created additional bedrooms and terraces above the kitchen, highlighting the potential available here (stnc). The split level landing overlooks the private rear garden.

Combining elegant period detail with impressive privacy, excellent transport connectivity and clear opportunities for future enhancement, this is an outstanding home in a highly sought after location.



Total floor area 101.9 m² (1,097 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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- CHAIN FREE
- 2/3 BEDROOMS
- VICTORIAN TERRACED HOUSE
- ACCOMMODATION OVER 3 FLOORS
- LARGE LOFT SPACE
- PERIOD FEATURES THROUGHOUT
- SECLUDED PATIO GARDEN
- COMMUTERS DREAM LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PRP104750 - 0005

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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