



# Knoyle Road, Brighton

*A distinguished four-bedroom plus study/bedroom detached home with large south-facing rear garden, moments from Preston Park,*



## Location

Knoyle Road is a popular and well-established residential road, ideally positioned within easy reach of central Brighton. The area is renowned for its convenient access to a wide range of local amenities, including independent shops, cafés and everyday services which can be found at the popular Fiveways area, while Brighton city centre, the seafront and mainline station are all within straightforward reach.

The location is particularly well suited to families and professionals alike, with a selection of well-regarded schools nearby and excellent transport links providing swift connections across the city and beyond. Green open spaces and recreational facilities are also close at hand, offering an appealing balance between city living and outdoor lifestyle.

Combining accessibility, community feel and proximity to Brighton's vibrant cultural and coastal attractions, Knoyle Road remains a consistently sought-after location for owner occupiers and investors alike.

## About the house

Situated just moments from the wide-open green spaces of Preston Park, this distinguished four bedrooms plus study/bedroom detached residence (approx. 1,964 sq. ft.) combines timeless period character with generous,

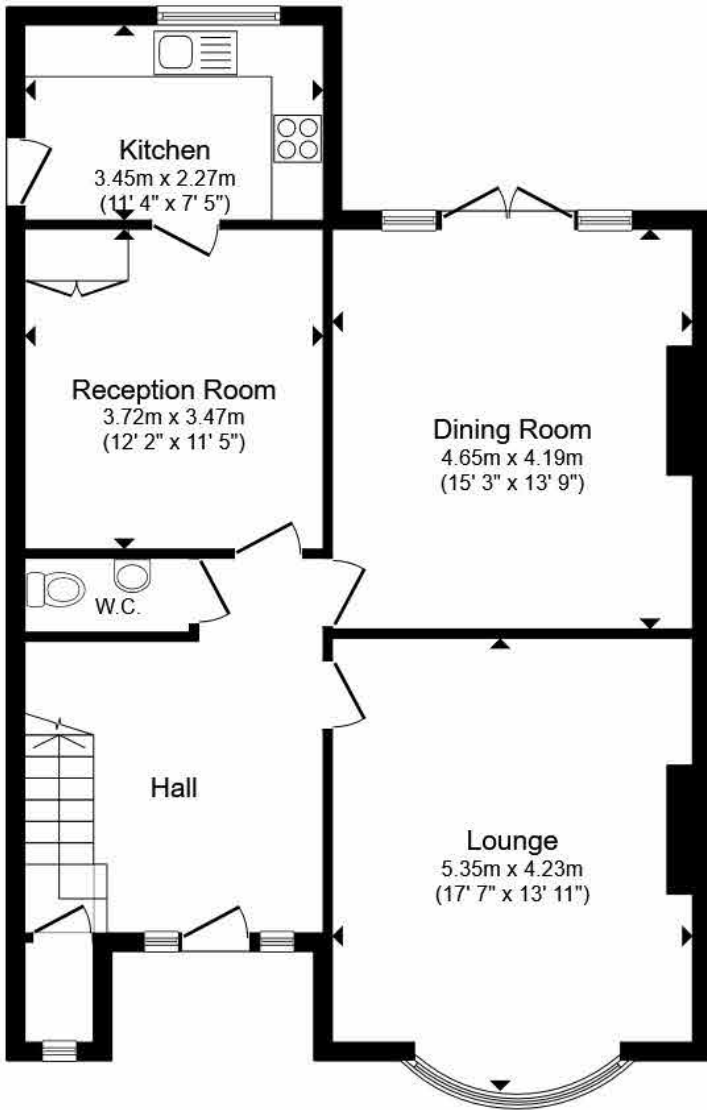


versatile family living. Nestled within one of the area's most desirable residential enclaves-close to excellent schools, Preston Park Station, & the independent cafés & boutiques of the Fiveways nearby-the home offers both exceptional convenience & a wonderfully peaceful setting.

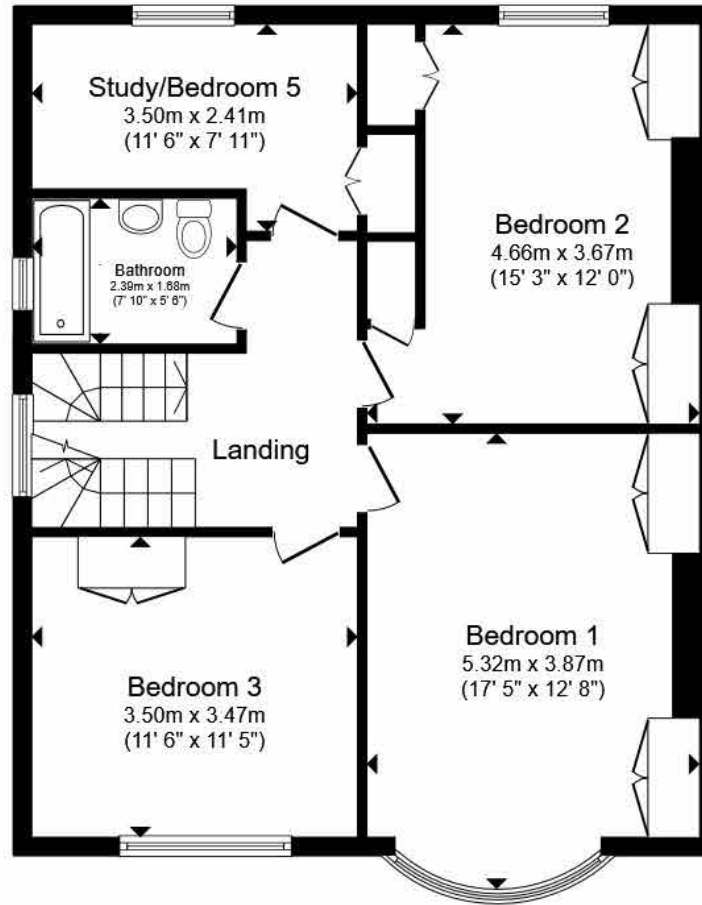
A grand panelled hallway sets an immediate tone of elegance, leading to a bright & refined lounge where an attractive fireplace and large bay windows create a warm, inviting atmosphere. Opposite, the beautifully panelled dining room provides a sophisticated space for entertaining or family gatherings.

The property further benefits from a modest size well-

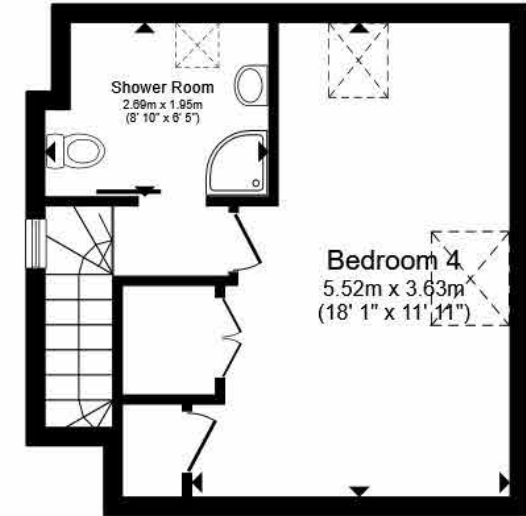
planned kitchen alongside a separate breakfast room, ensuring ample space for relaxed day to day living. Across the upper floors, four good size bedrooms with built in cupboards & a study/bedroom provide superb flexibility for family, guests, or home working. A family bathroom, separate shower room, and additional cloakroom add to the practicality of the home. Outside, the south facing rear garden is beautifully maintained & enjoys sun throughout the day-an idyllic backdrop for outdoor dining and summer relaxation. To the front, a private driveway & garage offer secure parking & valuable storage. A rarely available home that perfectly blends character, scale & a sought-after location.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 182.5 m<sup>2</sup> (1,964 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](http://www.propertybox.io)

## Schools

Primary: St Bernadette's Catholic Primary School – 0.2 miles, Balfour Primary School – 0.3 miles, Stanford Infant School – 0.7 miles, Stanford Junior School – 0.8 miles, Downs Junior School – 0.8 miles, Downs Infant School – 0.9 miles, Patcham Infants School – 1.0 miles, Patcham Junior School – 1.1 miles, Westdene Primary School – 1.1 miles.

Secondary: Dorothy Stringer School – 0.2 miles, Varndean School – 0.5 miles, Varndean College – 0.8 miles, Downs View Link – 0.8 miles, Cardinal Newman Catholic School – 0.9 miles, Patcham High School – 1.0 miles, BHASVIC College – 1.5 miles.

## Train Stations

Preston Park Station - 0.3 miles

London Road Station - 1.3 miles

Brighton Mainline Station - 1.6 miles

## Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away. Gatwick Airport is 25.3 miles away





# welcome to Knoyle Road, Brighton

A distinguished four-bedroom plus study/bedroom detached home moments from Preston Park, featuring a grand panelled hallway, elegant lounge, panelled dining room, kitchen and breakfast room, sun-filled south-facing garden, driveway and garage.

## £1,200,000

- DISTINGUISHED DETACHED FAMILY HOME
- BEAUTIFUL SOUTH FACING REAR GARDEN
- GARAGE & PRIVATE DRIVEWAY
- FOUR GENEROUS BEDROOMS & STUDY/BEDROOM

EPC Rating: D

Council Tax Band: F

Tenure: Freehold



To find out more information or to arrange a viewing call

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or email [PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)

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