

# Kingsley Road

Brighton

**LEX**TONS / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# Kingsley Road, Brighton

£725,000

4

BEDROOM

2

BATHROOM

2

RECEPTION

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arrange a viewing appointment:

**01273 359 111**

## / About the property

A quintessential monochrome tiled path leads to the charming canopied entrance of the classic Edwardian facade, instantly letting you know that you've found somewhere special. Inside, timber tones lend warmth to cool white walls and a soft subtle palette, while tastefully chosen shutters enhance tall sash windows.

On the ground floor first class herringbone floors stretch out across a beautifully light filled reception room and additional study. Together their generous proportions supply flexible space to relax, unwind or work from home, and whilst their minimalist aesthetics lend a hugely calm and restful feel, the study can of course be a guest bedroom or gym if needed. Downstairs, an exceptional open plan dining/kitchen area creates a fantastic place to spend time together or catch up with friends. A trio of perfectly placed pendants illuminates the dining area, and while a glazed door entices you out in the landscaped garden, the rich wood floor and sleek handle-less cabinetry flows into the superbly appointed kitchen where a central island offers seating for a morning coffee or glass of wine. A separate WC/utility room sits discreetly tucked away and a dedicated street entrance echoes the impressive attention to detail and specification that elevates this home from others.

The cohesive design themes continue upstairs where three wonderful bedrooms pepper the upper two storeys. A commendable principal bedroom sits exclusively on the top floor with leafy vistas and an enviable chic en suite shower room, while two notable first floor bedrooms share a superior family bathroom.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>65</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

35 South Road, Brighton, BN1 6SB  
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## / What the owner says

"We've loved living in this house in the time we've been here - the kitchen/diner is perfect for having friends over and you can easily spend all evening cooking in the kitchen and enjoying the privacy of the garden. As commuters, the proximity of the train station has been a huge blessing, and makes it so easy to get around the city or out of Brighton. The neighbours are truly lovely, the road has a real community feel with the majority of residents being families and young professionals. We're really going to miss the nearby country walks, and especially The Station pub just 3 mins walk away - really amazing food, especially the Sunday Roast!"



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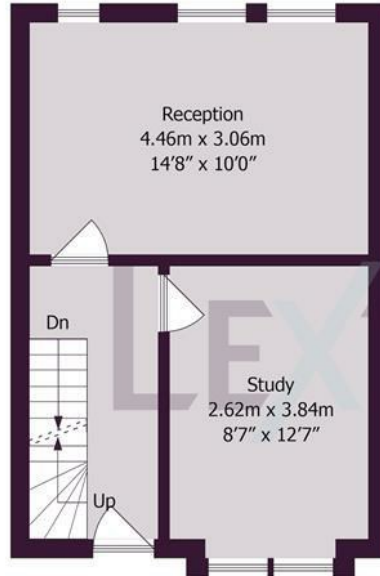
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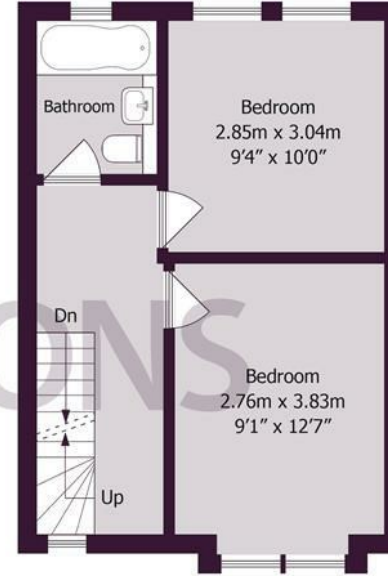
Lower Ground Floor



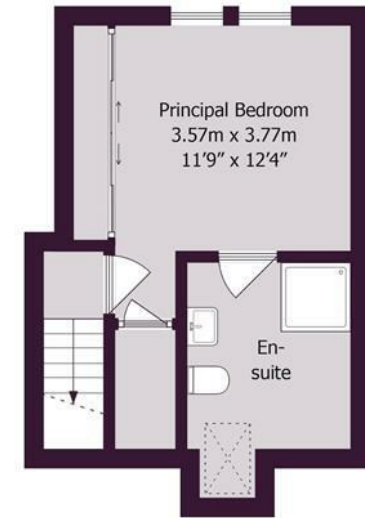
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area 117 sq m/ 1259 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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