

# Preston Road

## Brighton

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## About the property

An elegant and characterful freehold two-bedroom cottage, beautifully positioned in a quiet, idyllic setting while remaining conveniently close to all local amenities and Preston Park train station, offering excellent transport links.

This charming residence combines period character with comfortable modern living. Upstairs, two generously proportioned bedrooms are bathed in natural light, complemented by a stylish family bathroom featuring a contemporary walk-in shower.

The ground floor offers a refined yet welcoming living space, ideal for both entertaining and everyday relaxation. A separate, well-appointed kitchen provides ample worktop space, creating a practical and enjoyable environment for home cooking.

Further enhancing the property is a versatile basement, offering superb additional space suitable for storage, a home gym, snug, or creative studio — a valuable feature rarely found in homes of this style.

Outside, the gated south facing front garden has been thoughtfully landscaped with mature shrubs and flowering plants, providing a private and tranquil retreat, perfect for morning coffee or unwinding at the end of the day.

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2

BEDROOM

2

RECEPTION

1

BATHROOM

















SCAN HERE TO OFFER ON THIS PROPERTY

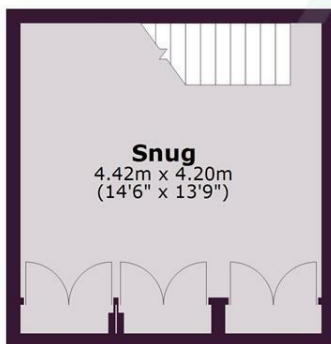
### Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



### Basement

Approx. 18.2 sq. metres (195.7 sq. feet)



### First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	