

# Waldegrave Road

## Brighton

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COMMERCIAL



## Waldegrave Road Brighton



4

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Situated in the ever-popular Golden Triangle, moments from Preston Park, this characterful four-bedroom period home is beautifully arranged over three floors and combines charm and elegance with family-oriented comfort.

A welcoming entrance hall leads into a superb double reception room, featuring a large bay window that floods the space with natural light, elegant wood flooring, and a striking marble fireplace that creates a wonderful focal point. To the rear, an expansive kitchen diner enjoys lovely views over the garden and offers clearly defined dining and kitchen areas, along with a practical pantry/utility space. The kitchen itself is stylish and well-appointed, complete with attractive granite worktops and an impressive stainless steel Fisher & Paykel range cooker. A conservatory extends from the kitchen, providing additional space and direct access to the generous rear garden.

The garden is west-facing, spacious and open. On summer days it is bathed in sunshine from mid-morning until sunset - an ideal spot for relaxing, enjoying family time, or entertaining friends.

The first floor hosts three bright and well-proportioned double bedrooms, all with wood flooring and two with period fireplaces. The modern family bathroom is finished to a high standard and benefits from underfloor heating. The second floor provides a further bedroom or home office, enjoying far-reaching views towards the seafront and the South Downs, with useful eaves storage enhancing practicality.

Ideally positioned, the property offers excellent transport links, with Preston Park railway station just a short walk away, providing direct services to London and beyond. There is a vibrant selection of independent shops, cafés and delis nearby, while the green open spaces of Blakers Park and Preston Park are both within a five-minute stroll. All of which make this a truly desirable place to call home.











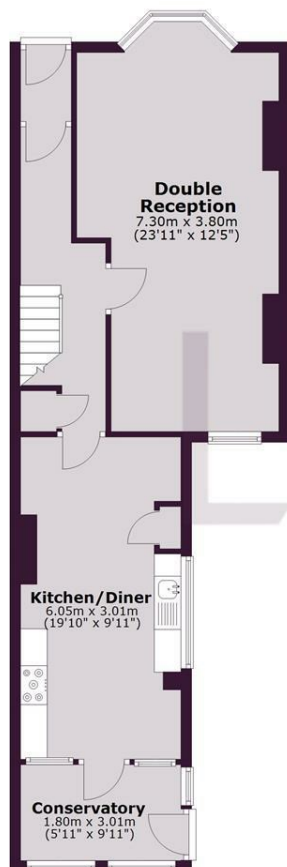






SCAN HERE TO OFFER ON THIS PROPERTY

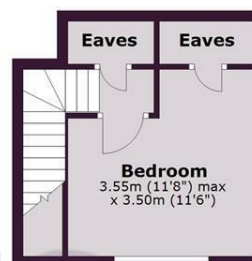
**Ground Floor**  
Approx. 53.3 sq. metres (573.6 sq. feet)



**First Floor**  
Approx. 53.3 sq. metres (573.5 sq. feet)



**Second Floor**  
Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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