

Lauriston Road

Brighton

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About the property

A beautifully presented one-bedroom garden-level period apartment, positioned on an attractive residential street in a highly sought-after location. This elegant home combines generous proportions with charming period detail, all enhanced by a wonderfully private, south-facing garden.

The property is entered via a welcoming hallway which leads through to an impressive reception room. Grand in scale, with high ceilings and a large bay window, this space is flooded with natural light and offers an ideal setting for both relaxing and entertaining.

The bedroom sits adjacent and is equally well proportioned, featuring a large bay window overlooking the rear garden. High ceilings and decorative period corning further enhance the sense of space and character, creating a calm and inviting retreat.

To the rear of the property lies a standout kitchen/dining room, thoughtfully designed as a sociable and functional space. Well-appointed and generous in size, it benefits from direct access to the garden, seamlessly connecting indoor and outdoor living.

The garden itself is a particular highlight — a beautifully arranged space with decked, patio and lawned areas, enjoying a prized southerly aspect that captures sunlight throughout the day, ideal for entertaining or quiet relaxation.

A notably large bathroom is stylishly presented and filled with natural light, while a useful hallway storage cupboard provides valuable additional space.

Ideally located just moments from the green open spaces of Preston Park and within easy walking distance of the mainline station, the property also benefits from proximity to highly regarded local schools and excellent transport links via the A23 and A27.

Lauriston Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM









SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor
Approx. 65.2 sq. metres (702.2 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |