

# Robertson Road

## Brighton



## About the property

GUIDE PRICE £650,000 - £700,000

A beautifully presented three-bedroom period terraced home, recently refurbished to an exceptional standard with tasteful décor and high-quality finishes throughout.

Arranged over three floors, the property effortlessly blends period charm with contemporary living. The garden level features a stunning open-plan living, dining and kitchen space, ideal for both everyday life and entertaining. A large bay window to the front fills the reception area with natural light, while a feature fireplace provides an elegant focal point.

To the rear, the spacious and well-appointed kitchen is defined by a stylish breakfast bar and fitted with high-quality integrated appliances and an induction hob. A generous roof lantern and impressive tri-fold doors flood the space with light and open directly onto the rear garden, creating excellent indoor-outdoor flow. A convenient downstairs cloakroom completes this floor.

The rear garden offers a low-maintenance retreat with a decked seating area and plant border beds.

The upper floors provide three well-proportioned bedrooms, two featuring large bay windows. The principal bedroom benefits from bespoke built-in alcove storage. The beautifully finished family bathroom stands out, with herringbone wood flooring, a generous bathtub and a separate walk-in shower with distinctive tiling.

Recently installed double-glazed sash windows run throughout, preserving the home's period character while enhancing energy efficiency — a reflection of the care and attention given to the renovation.

Ideally located close to Preston Park and Preston Park railway station, with well-regarded schools nearby, Robertson Road is a quiet and attractive residential street offering excellent transport links, green spaces and easy access to the city centre.

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3

BEDROOM

1

RECEPTION

1

BATHROOM







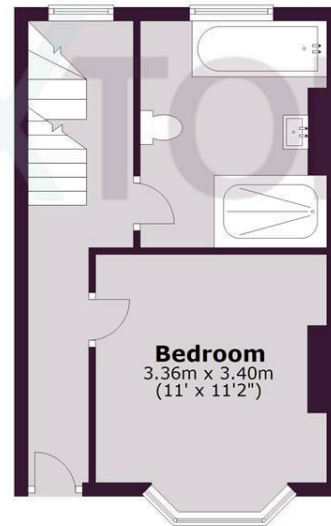
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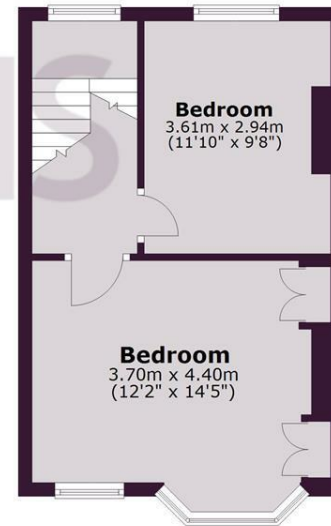
**Garden Floor**



**First Floor**



**Second Floor**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>		69	
(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	