

# Robertson Road

## Brighton



## About the property

Beautifully presented and thoughtfully designed, this unique apartment offers an exceptional blend of style, space and natural light. Large windows throughout flood the interiors with sunlight, creating a bright yet private and peaceful atmosphere. A rare highlight is the exceptionally large private garden—unusual for an apartment and perfect for outdoor living.

Accessed via its own private entrance, the welcoming hallway leads into a modern, well-proportioned kitchen fitted with quality appliances and illuminated by three elegant sash windows. The spacious bedroom enjoys a garden outlook, while the adjacent bathroom is stylishly renovated in a contemporary design, featuring both a walk-in shower and a separate bath. Arranged in a Jack and Jill layout, it offers convenient access from both the bedroom and hallway, complemented by a separate W/C.

An open landing provides a striking architectural feature, with double-height French doors and windows framing views of the garden and drawing in abundant natural light. These doors open directly onto the garden and lead down to a generous reception area, currently arranged as a bright lounge with a defined dining space. To the rear, a cleverly designed additional sleeping area—divided by contemporary glass brickwork—creates a versatile second bedroom or guest space without compromising light or openness.

The garden is a true standout: a large lawn extends to a raised terrace at the rear, offering a sunny and tranquil retreat ideal for entertaining or relaxing. Practical features include a substantial garden shed and an additional outdoor storage cupboard at the front.

Ideally positioned near Preston Park and its mainline station, and within easy reach of well-regarded schools, Robertson Road is a quiet and attractive residential setting with excellent transport links, green spaces and convenient access to the city centre.

# Robertson Road Brighton



1

BEDROOM

2

RECEPTION

1

BATHROOM

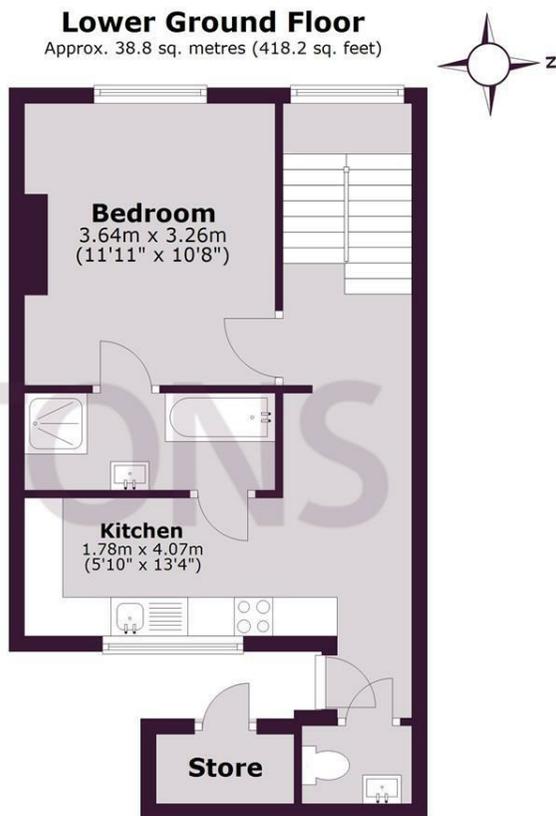
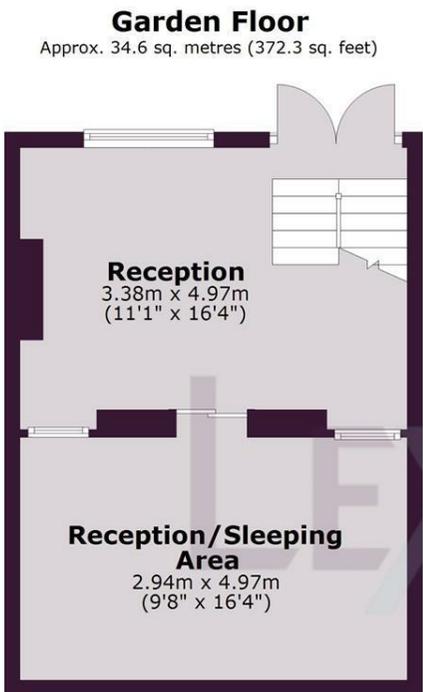








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 73.4 sq. metres (790.4 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	