



Edburton Avenue
Brighton

mishons



Situated on one of Preston Park's most desirable roads, this beautifully presented three double bedroom period home has been recently modernised throughout, offering a rare opportunity to move straight into a turnkey property in a truly prime location.

Behind its classic façade, the home opens into a light-filled and generously proportioned interior. The large through lounge and dining room is a real standout, featuring high ceilings, original period detailing, and a striking feature fireplace that brings warmth and character to the space. This is a room made for both relaxing and entertaining.

To the rear of the house, the stunning kitchen has been thoughtfully designed and finished to a high standard, blending modern functionality with a stylish, contemporary aesthetic. Patio doors lead seamlessly out to a beautifully landscaped rear garden – a peaceful, private space ideal for summer gatherings or quiet evenings.

Upstairs, there are three comfortable double bedrooms, each offering excellent proportions and plenty of natural light. The third bedroom opens out onto a charming roof terrace that overlooks the garden – a perfect spot for a morning coffee or evening glass of wine. There is also potential to extend into the loft (subject to the necessary permissions), giving you the flexibility to grow with the home if needed.

The location is second to none. Just moments from the greenery of Blakers Park and a short stroll to local independent shops, cafés and bakeries, the home also enjoys excellent access to Brighton's city centre, the beach, and a wide range of sought-after schools. Brighton Station is around 15 minutes on foot, with London Road Station even closer, making this an ideal spot for commuters and families alike. The A23/A27 routes are also within easy reach, offering fast links to the universities, Gatwick, and London.

This is a truly special home – full of character, beautifully updated, and perfectly positioned to enjoy everything Brighton has to offer. Early viewing is highly recommended.

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► *Guide Price* £800,000 – £850,000

TOTAL FLOOR AREA:

1173 sq. ft. (109 sq. m.) approx





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✉ sales@mishons.com

📞 01273 77 88 77

94 Church Road, Hove, BN3 2EB

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