



Kingsley Road

Brighton

mishons



Located just a stone's throw from Preston Park station, so perfect for commuters, a stylish three bedroom, two bathroom family home. This property is also being sold chain free!

As you enter the home there is space for coats and shoes in the hallway. The current owners have created an open plan living room/kitchen space, the amount of natural light this room has is impressive. The kitchen has plenty of storage space and work surface space for food preparation. There is storage underneath the stairs. A door then leads out to the garden.

Up the stairs to the first floor where there are two double bedrooms and the family bathroom. The smallest bedroom overlooks the rear garden but is a nice double room. The second bedroom is at the front of the house, it's a great double bedroom with some really impressive views over Brighton. The family bathroom is modern and been kept to a brilliant standard since it's been renovated.

On the top floor is the main bedroom with its en suite. As part of an extensive loft conversion this room is sizeable and impressive. With plenty of storage space and space for a large double bed this is a great place to unwind in the evening. The en-suite shower room is modern again and compliments the bedroom well. The rear Dorma overlooks the rear garden and is a very private room.

Outside the west facing garden is peaceful with some lovely areas to entertain friends and family in the summer months enjoying the afternoon sunshine. This garden is incredibly quiet considering how close you are to Preston Park station.

Kingsley Road is just a few minutes' walk around from Preston Park mainline station with its fast and direct trains to London Victoria and London Bridge.

Preston park is five minutes' walk away with its lovely cafe and an amazing picnic spot in the summer. Bus links taking you straight into central Brighton are again a short walk away if you don't want to hop on a train for five minutes.

➤ *Guide Price* £650,000

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TOTAL FLOOR AREA:

929 sq. ft. (86 sq. m.) approx

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

External Cupboard = 1.5 sq m / 16 sq ft

Total = 87.8 sq m / 945 sq ft



Illustration for identification purposes only measurements are approximate





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