



*North Road*

Brighton

mishons



Beautifully presented and full of character, this attractive period home is arranged over two floors and offers generous, well-balanced accommodation in a highly sought-after location, just moments from the open green spaces of Preston Park and only a five-minute walk from Preston Park train station.

The property is set on a small and particularly quiet road just off London Road, characterised by charming historic cottages originally built to house the workers of Preston Manor, including the gardener. Despite its peaceful setting, the house enjoys excellent proximity to a vibrant selection of well-regarded local pubs, cafés and everyday amenities, all close at hand.

The ground floor provides a welcoming introduction to the home, with a charming living room showcasing period details and a warm, inviting atmosphere. This flows through to a separate dining area, creating an ideal space for entertaining or relaxed family living.

The layout works exceptionally well, offering distinct yet connected living areas that are perfectly suited to modern lifestyles, including those looking to work from home. To the rear, the fitted kitchen is thoughtfully arranged with ample worktop and storage space, combining practicality with everyday functionality.

On the first floor, the accommodation continues to impress with three bedrooms, including a generous principal bedroom and two further well-proportioned rooms, all benefiting from good natural light. A well-appointed family bathroom completes the first floor, providing comfortable and practical living for small families or professionals alike.

Externally, the property enjoys a delightful courtyard-style patio with a built-in bench seat, offering a private and attractive outdoor space ideal for barbecues, al fresco dining or simply unwinding outdoors during the warmer months.

The home has been fully renovated within the past five years, ensuring all aspects feel fresh and modern while remaining entirely in keeping with the age and character of the property. Tasteful neutral décor complements the retained period features throughout, creating a stylish yet comfortable home.

Ideally positioned, North Road combines the tranquillity of a tucked-away setting with exceptional convenience, making this a superb opportunity to acquire a characterful period home in one of Brighton's most desirable locations.

 **Guide Price**    **£565,000**

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1



2



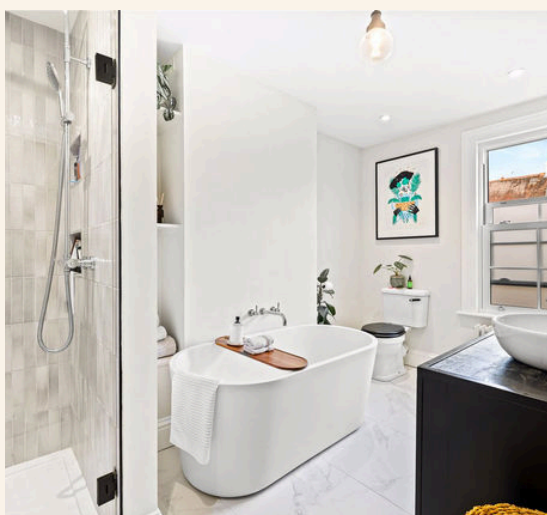
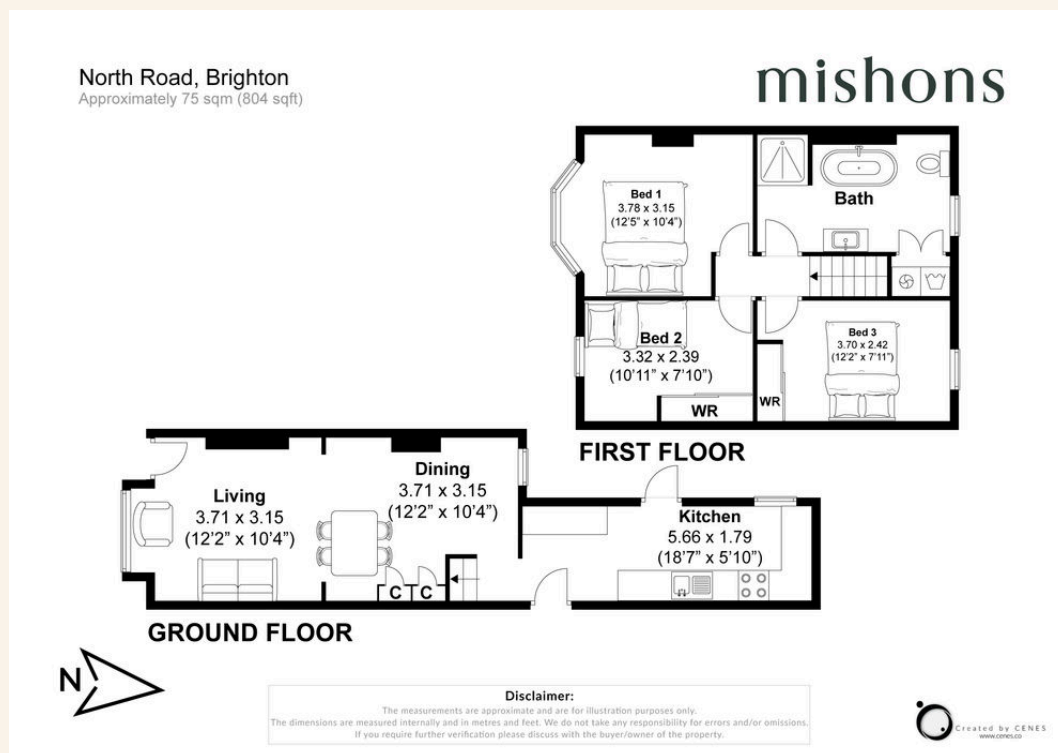
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## TOTAL FLOOR AREA:

804 sq. ft. (75 sq. m.) approx





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