

Sawyer&Co.  
sales & lettings

Kingsley Road, Brighton

East Sussex

Guide Price £575,000 – £600,000





## Kingsley Road, Brighton

Excellent situated close to Dyke Road Park and Preston Park, within easy reach of Brighton and Preston Park stations, a well-presented THREE BEDROOM, TWO BATHROOM PERIOD TERRACED HOUSE with a private REAR GARDEN.

This attractive mid-terrace period home offers thoughtfully arranged accommodation set across three floors. The lower ground floor features a modern kitchen-diner with direct access to the rear garden, alongside a contemporary bathroom with shower, and a separate W/C. A cleverly designed study nook tucked beneath the stairs with a large oval window provides lovely garden views and fills the space with natural light.

The ground floor hosts a stylish living room complete with plantation shutters and bespoke built-in cupboards, together with a versatile double bedroom that could equally serve as a home office or playroom. The first floor comprises two further well-proportioned double bedrooms, including a principal bedroom benefitting from plantation shutters and a private en-suite bathroom.

To the rear, the property enjoys a landscaped garden, designed with a wildflower garden, wooden sleeper borders, and multiple spaces ideal for relaxing or entertaining. This delightful family home is further enhanced by a charming black and white period tiled pathway, decorative wrought ironwork, and wonderful views across Brighton.







### The Local Area

Sitting close to Dyke Road Park, with its green open spaces and open-air theatre, and Preston Park, with its historic velodrome, tennis courts and rockery, there is plenty of opportunity for leisure and relaxation right on the doorstep. Popular and vibrant Seven Dials is only moments away, offering everything from independent shops to bars and restaurants. Preston Park mainline train station is a short distance from your door, making it ideal for commuters and trips into the heart of Brighton, while regular bus services allow easy access to Brighton & Hove, together with the panoramic views and country walks of Devil's Dyke.

Local schools include Stanford Infants, Stanford Juniors, St Bernadette's Catholic Primary, Cottesmore St Mary Catholic Primary, Dorothy Stringer, Varndean School & College, Cardinal Newman Catholic School & College, BHASVIC, Brighton Girls School, and Lancing College Prep.

### Further Information

Kingsley Road is situated in Parking zone A, and in Council Tax band C, which is currently charged at £2,182.92 for 2025/26.

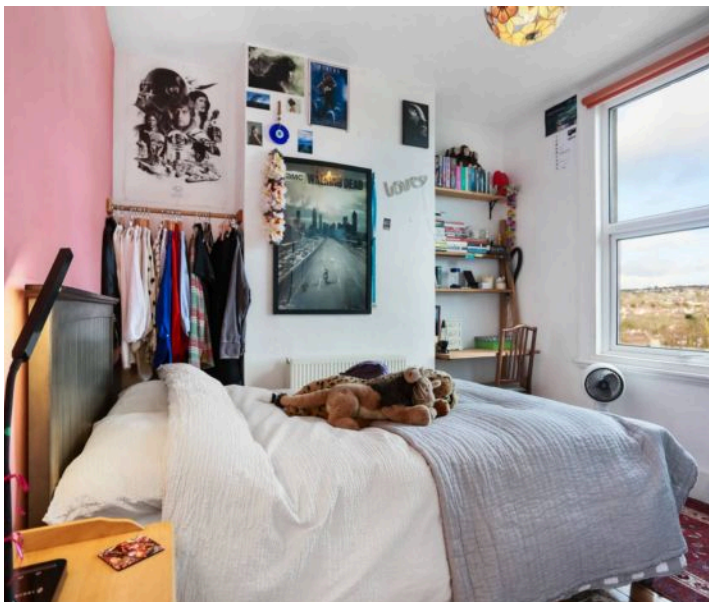
EPC rating - D

Council Tax - A

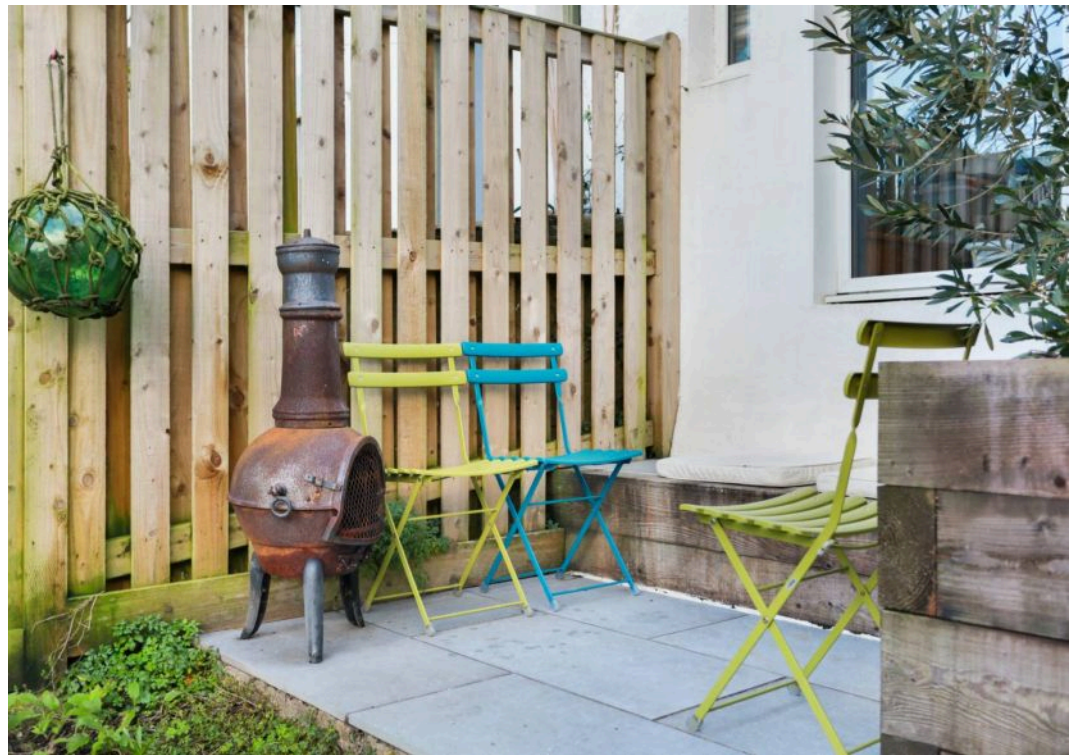
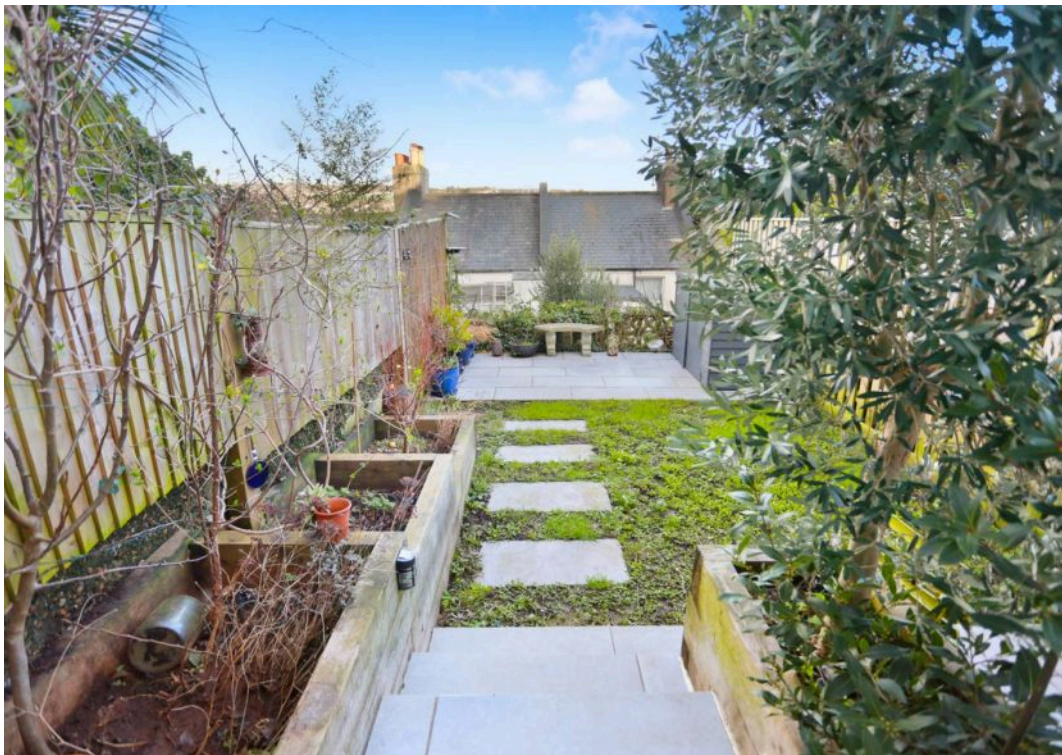
Parking - A

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

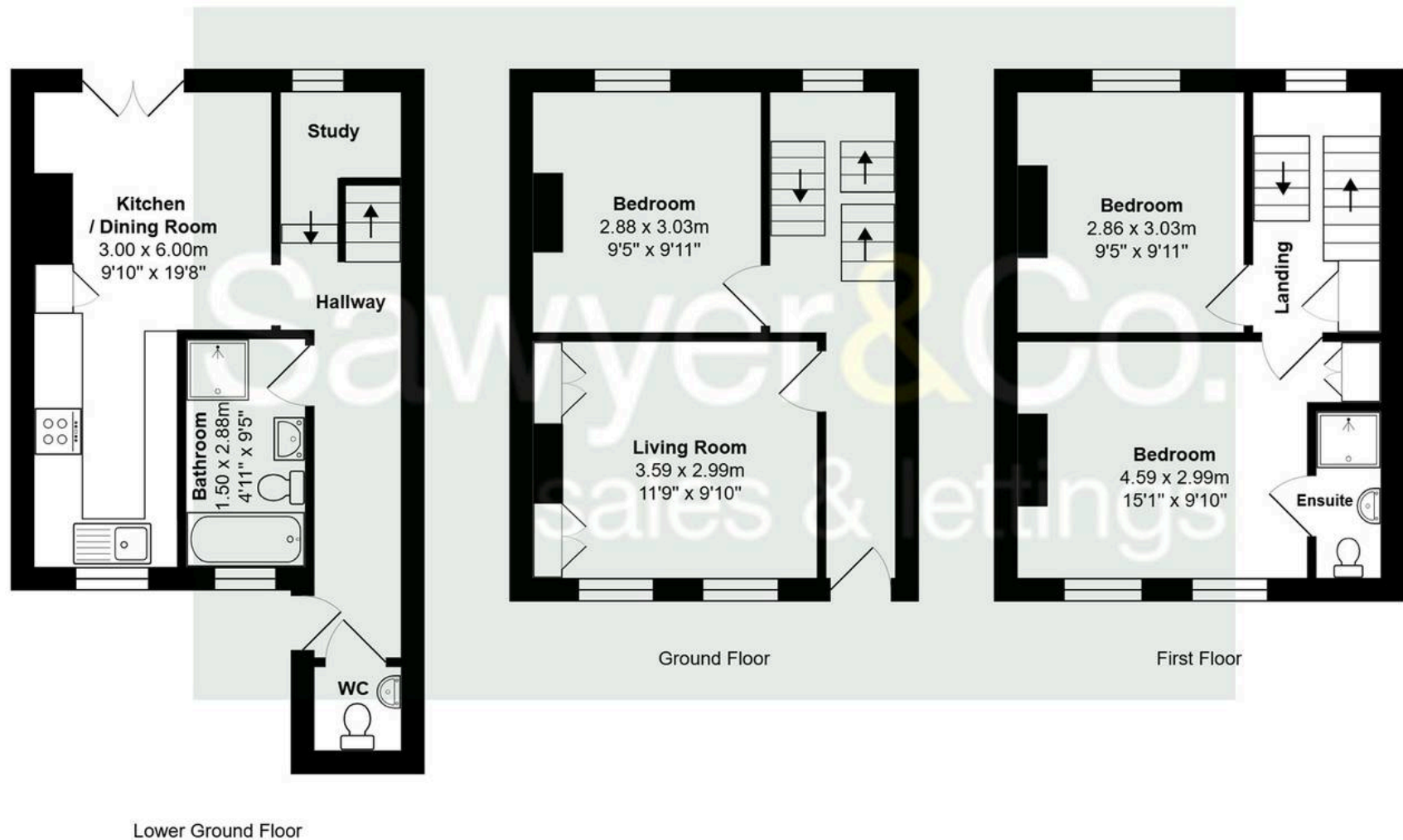
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.











**Total Area: 91.1 m<sup>2</sup> ... 980 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.





## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.