

Robertson Road

Brighton

Guide Price **£240,000 – £260,000**

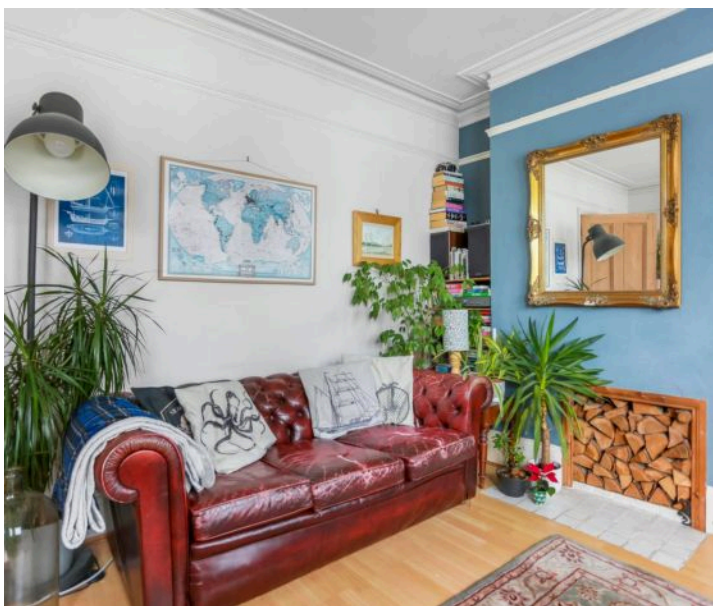


Just a short walk from Preston Park and Preston Park Station, a spacious ONE BEDROOM FIRST FLOOR APARTMENT in a VICTORIAL TERRACE with a SEPARATE KITCHEN & a SHARE OF FREEHOLD.

A lovely example of contemporary living within a characterful period home, this apartment beautifully blends original Victorian charm with modern comforts. The accommodation is thoughtfully arranged around a central hallway, providing a practical and well-balanced layout.

To the front of the property, the welcoming lounge is enhanced by a large bay window, allowing an abundance of natural light to flood the space. To the rear, the separate kitchen offers ample cupboard storage, while the well-proportioned bedroom benefits from fitted wardrobes.

The property also enjoys access to a loft space, providing valuable additional storage. A stylish bathroom featuring a shower over the bath, along with a separate WC, completes this attractive and well-presented apartment.





The Local Area

Sitting close to Preston Park, with its historic velodrome, tennis courts and rockery and Dyke Road Park, with its green open spaces and open-air theatre, 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.

Further Information

The property is situated in Parking Zone A. Currently, the property is in Council Tax band A, which was charged at £1,637.19 for 2025/26.

EPC rating - D Council Tax - B / 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.

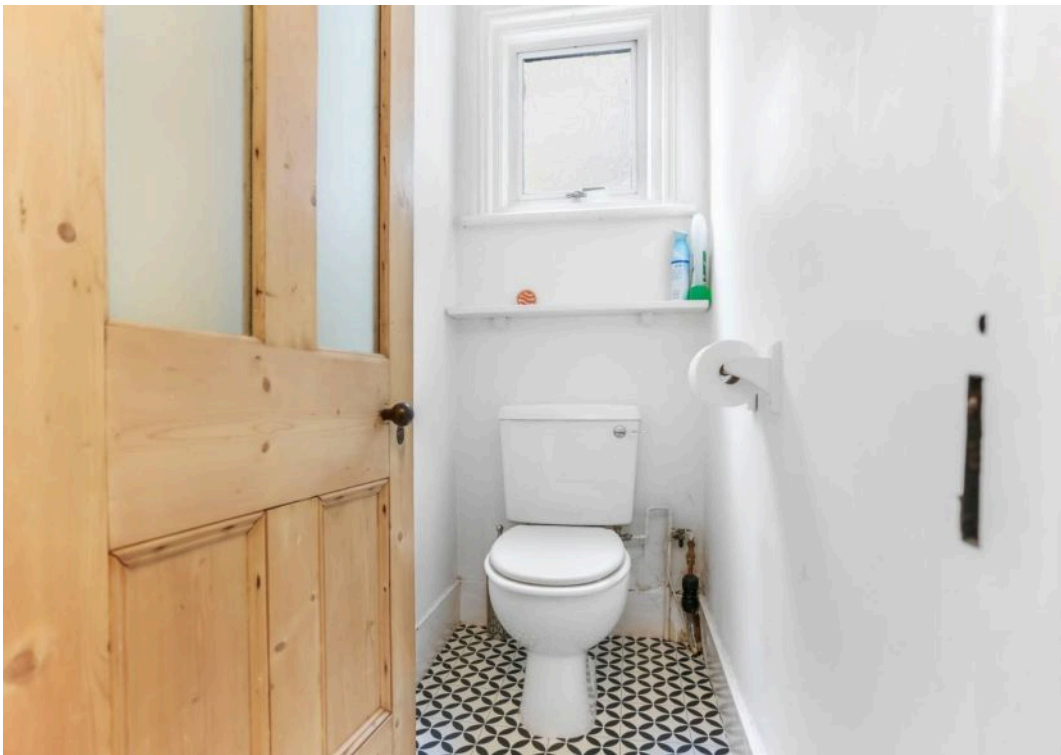
TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 139 years

Service Charge - tbc

This information has been provided by the seller. Please obtain verification via your legal representative.





First Floor

Total Area: 49.1 m² ... 529 ft²

All measurements are approximate and for display purposes only.



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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.