

Campbell Road, Brighton

East Sussex

Offers in Region of **£260,000**



Campbell Road, Brighton

Centrally located just a 7-minute walk to Brighton Mainline Station, a bright ONE BEDROOM LOWER GROUND FLOOR APARTMENT with GARDEN and OWN ENTRANCE. Sold with SHARE OF FREEHOLD.

Situated in a prime position by Preston Park within easy reach of central Brighton, this light-filled apartment is set within a converted Victorian terraced house.

Occupying the lower ground floor, the property offers a well-presented living room, a separate modern kitchen, a double bedroom with attractive plantation shutters overlooking the private garden, and a shower room.

Outside, the rear garden has been beautifully designed with sleeper borders, a patio seating area and space for storage, offering an ideal setting for relaxation and entertaining.



The Local Area

Campbell Road is a pleasingly peaceful street for its central Brighton location, close to the wide range of shops, cafés and everyday amenities found along London Road and at The Open Market. North Laine, the Lanes, Brighton seafront and the mainline station are all easily accessible, making the location ideal for both commuters and those who enjoy city living.



Nearby Seven Dials and Fiveways offer independent coffee shops, restaurants and a vibrant local atmosphere, while Hove, with its bustling cafe culture and shops, is close at hand. Regular buses serve the whole of Brighton & Hove, the South Downs and wider Sussex villages. London Road station is convenient for quick services to the universities, Lewes, Seaford, Eastbourne and beyond. For green space and leisure, Preston Park is a 5-minute stroll away, providing extensive lawns, rock gardens, cafes, tennis courts, and sports facilities.

Further Information

Campbell Road is located in parking zone J. The council tax band is A, which was charged at £1,719.63 for 2026/27.

EPC rating - D

Council Tax - A

Parking - zone J

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

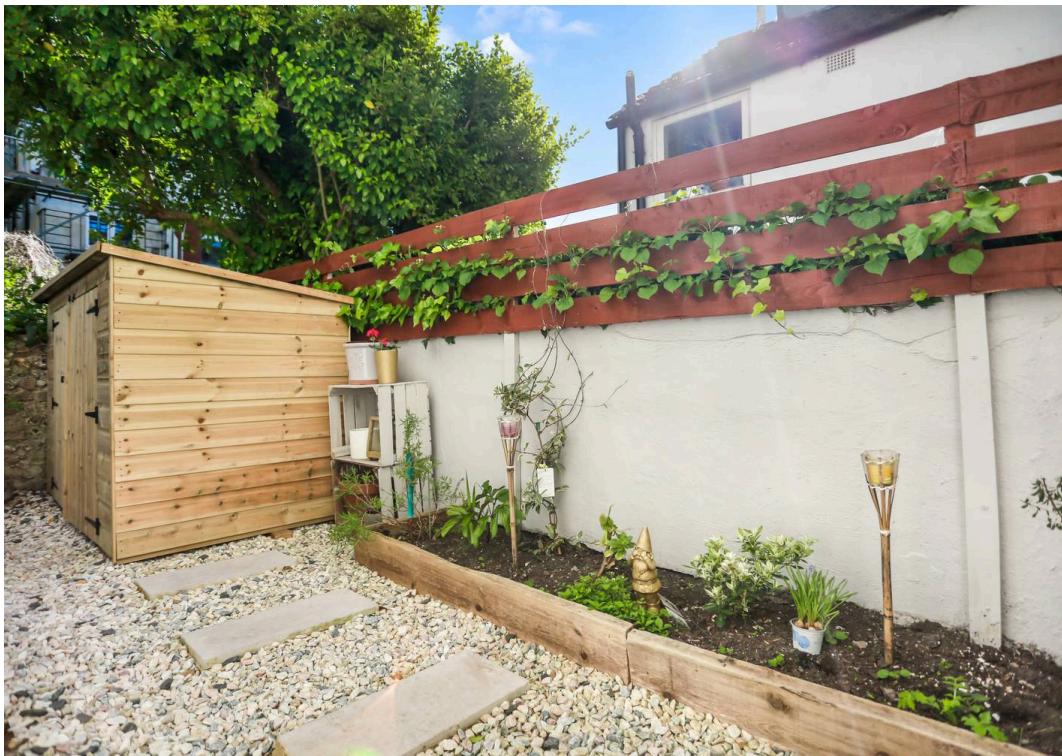
Tenure: Share of Freehold

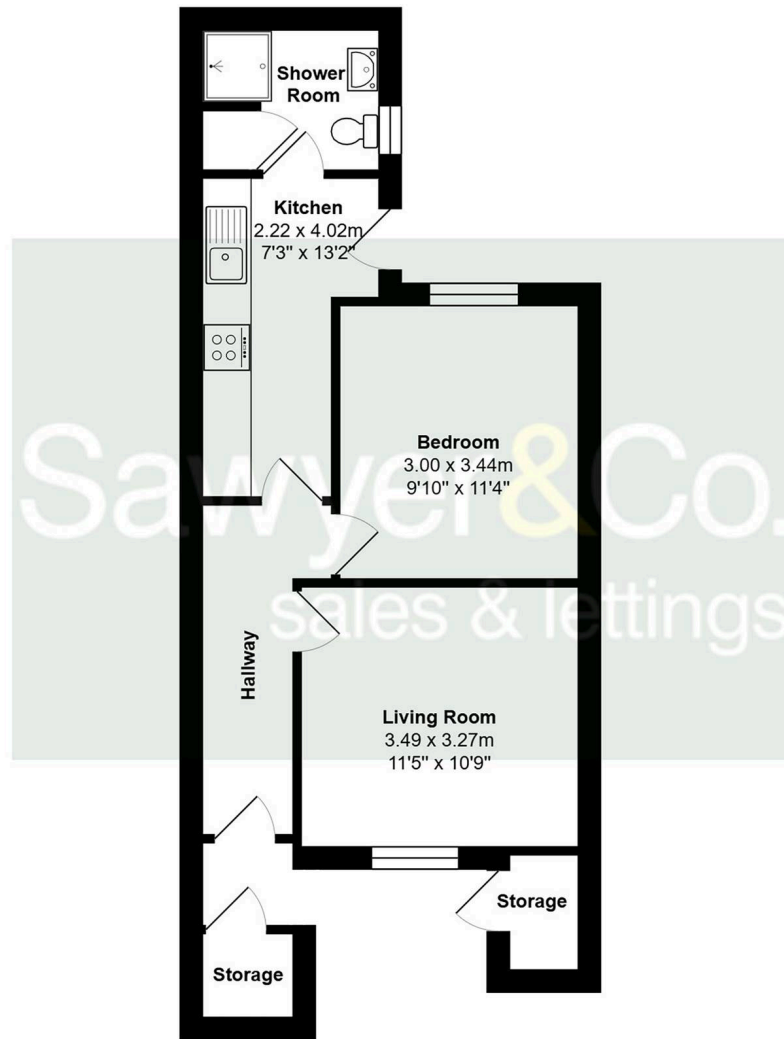
Unexpired term on lease - 990 years remaining

Service Charge - no fixed service charge; collected as required

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







Total Area: 40.9 m² ... 440 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

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.