

39A Campbell Road

Brighton, BN1 4QD

Asking price £250,000

TWO BEDROOMS | PRIVATE GARDEN | CHAIN FREE

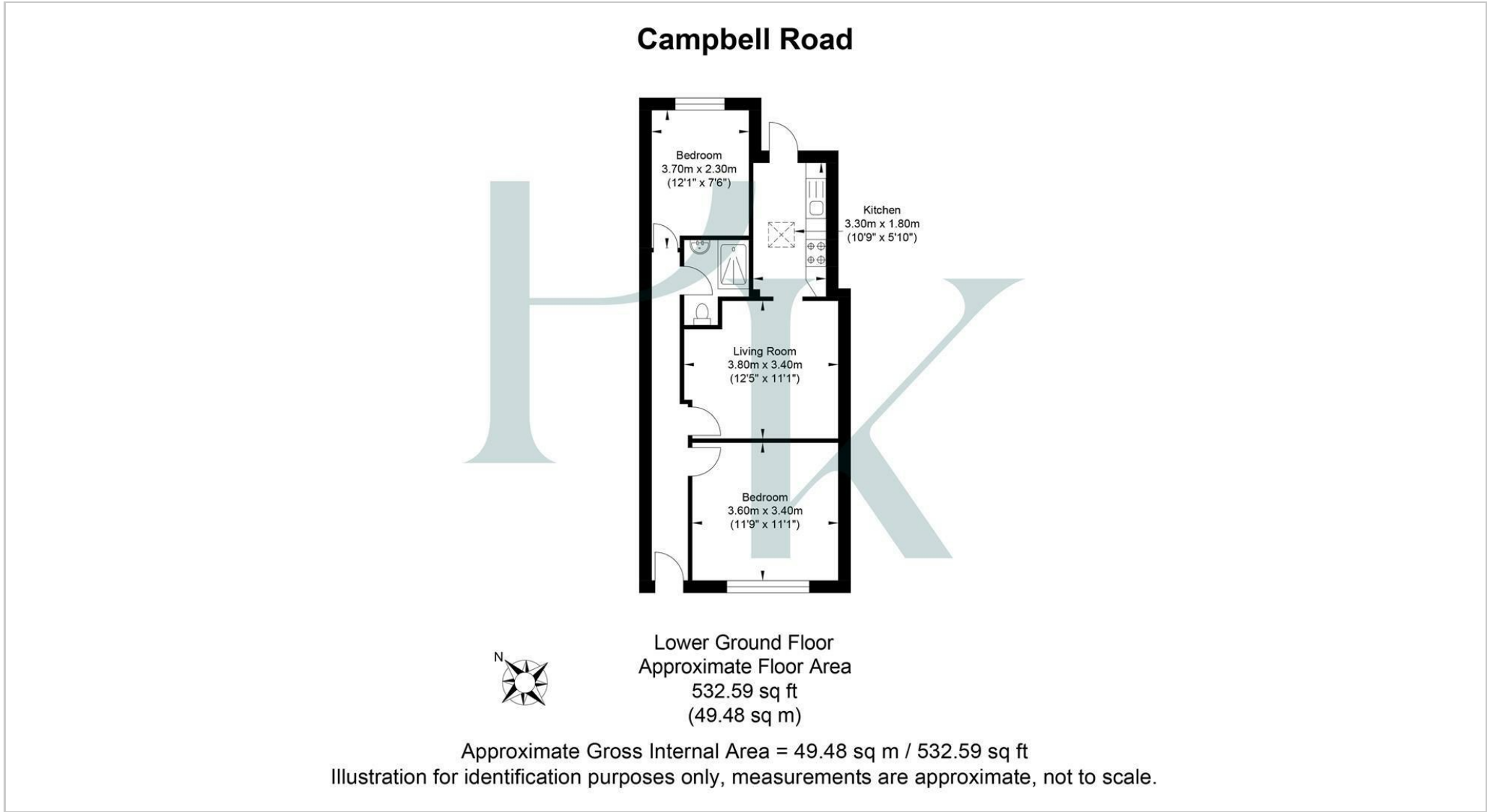
Offered for sale with no onward chain, this two-bedroom lower ground floor apartment enjoys its own private street entrance and a private rear garden — a rare find in such a central Brighton location. It presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property with character, practicality, and superb transport connections.

The accommodation is well arranged and offers a bright and comfortable living space. The main reception room sits at the heart of the home, with space for both a lounge and dining area, leading through to a fitted galley-style kitchen featuring wooden worktops, contemporary white units, and a skylight that allows plenty of natural light. A door opens directly to the rear garden, providing valuable outside space — ideal for entertaining or relaxing.

There are two bedrooms, both of good proportions, with the principal bedroom benefitting from a large window overlooking the garden. A shower room with tiled walls and chrome fittings completes the internal layout.

Externally, the enclosed rear garden offers excellent potential for landscaping or creating an outdoor seating area — perfect for enjoying Brighton’s sunny days.

Campbell Road is perfectly positioned within easy walking distance of Brighton Station, making it an ideal choice for commuters. The area is well connected, with regular train services to London, Gatwick, and coastal destinations. A wide range of local shops, cafes, and restaurants are nearby, along with the popular Preston Circus and London Road areas, both known for their vibrant atmosphere and independent eateries. The seafront, Brighton’s famous Lanes, and the North Laine shopping district are all within easy reach, while several bus routes provide quick links across the city and beyond.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Pearson
Keehan