

32 Shaftesbury Road

Brighton, BN1 4NF

Asking price £700,000

Situated on one of Preston Circus' most popular tree-lined streets, this beautifully presented three-storey Victorian terraced home offers generous living space, a private rear garden and exciting potential to extend (subject to planning).

Shaftesbury Road runs between Ditchling Rise and Viaduct Road in the highly sought-after Preston Circus district of Brighton & Hove. The area is prized for its quiet, leafy setting while remaining just moments from the city centre. Preston Circus itself offers an eclectic mix of independent shops, cafés and amenities, alongside the renowned Duke of York's Picturehouse. London Road Station is just a few minutes' walk away, while Brighton Mainline Station, with direct commuter links to London, is approximately half a mile from the property.

The house is arranged over three floors and extends to approximately 1,210 sq ft. The ground floor features an impressive open-plan living and dining room with excellent natural light, period proportions and a fireplace with feature chimney breast, creating a welcoming and sociable space. To the rear, the separate kitchen overlooks the garden and offers clear potential for enlargement via a side return extension (subject to the usual planning consents), presenting an exciting opportunity to create a substantial kitchen-family room.

Upstairs, the first floor provides two well-proportioned double bedrooms and a contemporary family bathroom. The top floor hosts a particularly spacious principal bedroom with elevated views, offering privacy and versatility. This floor could also be adapted to create a further bedroom.

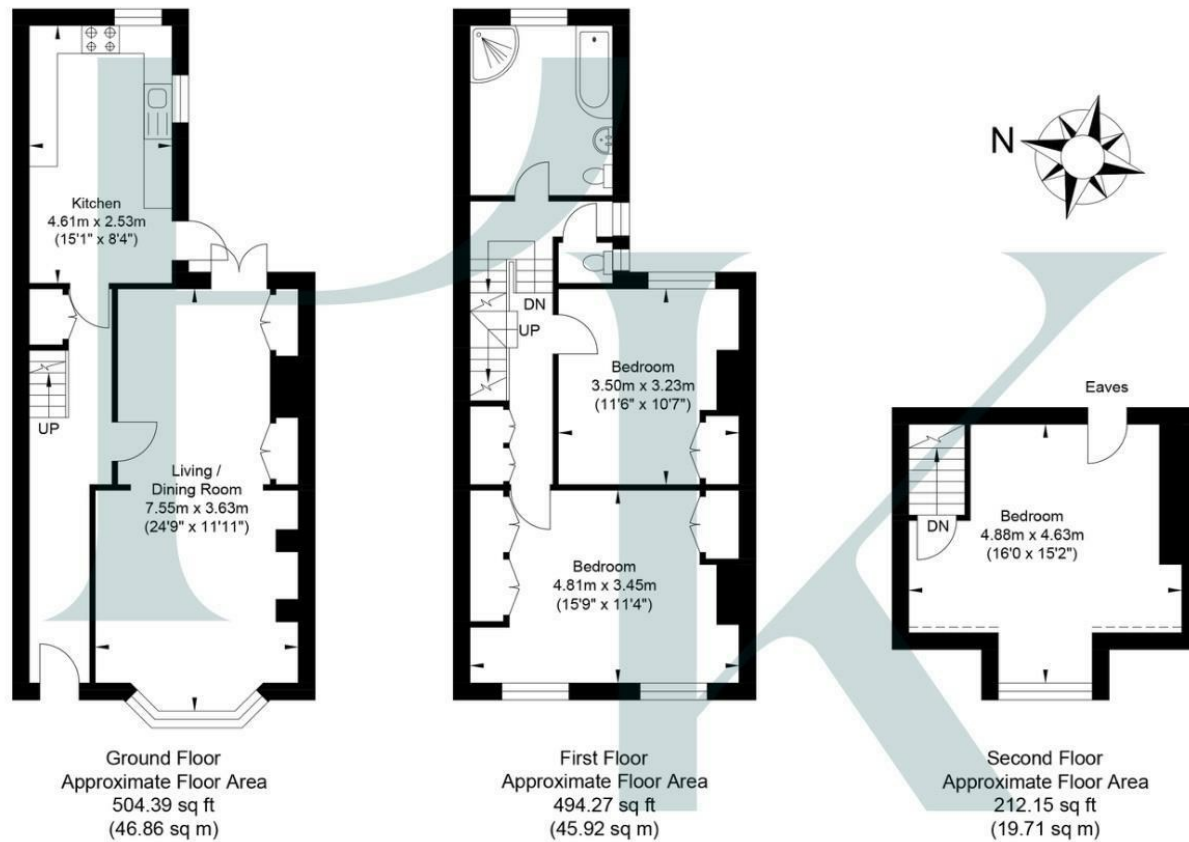
Externally, the property benefits from a charming rear garden with a paved seating area and planted borders — ideal for outdoor dining and entertaining. To the front, the classic Victorian façade enhances the home's kerb appeal within this attractive terrace.

Our sellers say:

"We have truly loved living in this home. What has made it so special, beyond the house itself, is the wonderful sense of community on this friendly and welcoming street. Our neighbours are fantastic, and the regular 'street play' at least once a month, brings everyone together, along with a brilliant summer party and a festive Christmas celebration each year. The location has been perfect for us: it's just a short walk to some of the best pubs and restaurants Brighton has to offer, as well as excellent schools, lovely parks, and into town. The garden is a real sun trap during the day with a bright, spacious feel, ideal for relaxing, entertaining, and enjoying long summer days"



Shaftesbury Road



Approximate Gross Internal Area = 112.49 sq m / 1210.81 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	
	82
	66
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	
England & Wales	EU Directive 2002/91/EC

Pearson
Keehan