



34A Prestonville Road
Brighton, BN1 3TJ

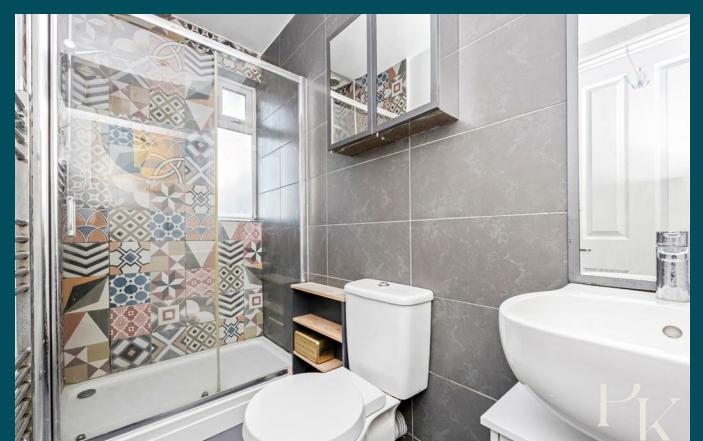
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Offers over £350,000

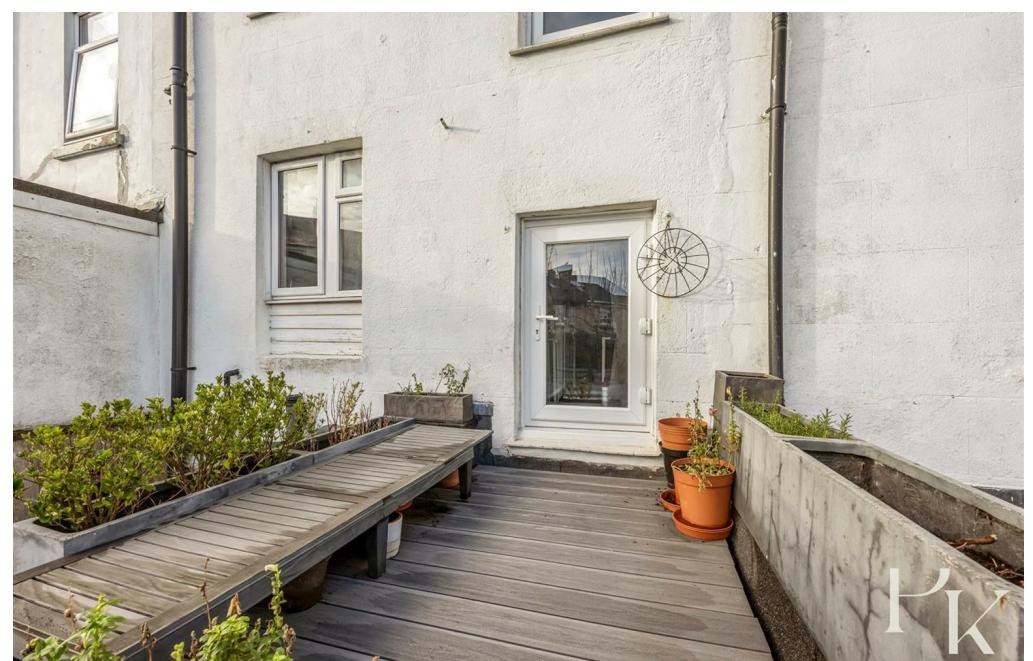
Positioned on Prestonville Road, this charming two bedroom maisonette offers the feel of a small house, complete with its own private street entrance and accommodation arranged over two floors.

Originally converted in 2014, the property has been well cared for and provides a practical yet characterful layout, ideal for those seeking something a little different from a traditional flat. The first floor centres around a generous living room with an attractive bay window, creating a bright and comfortable space to relax or entertain. Adjacent is a modern fitted kitchen, thoughtfully arranged and well equipped for everyday living, along with a contemporary shower room.

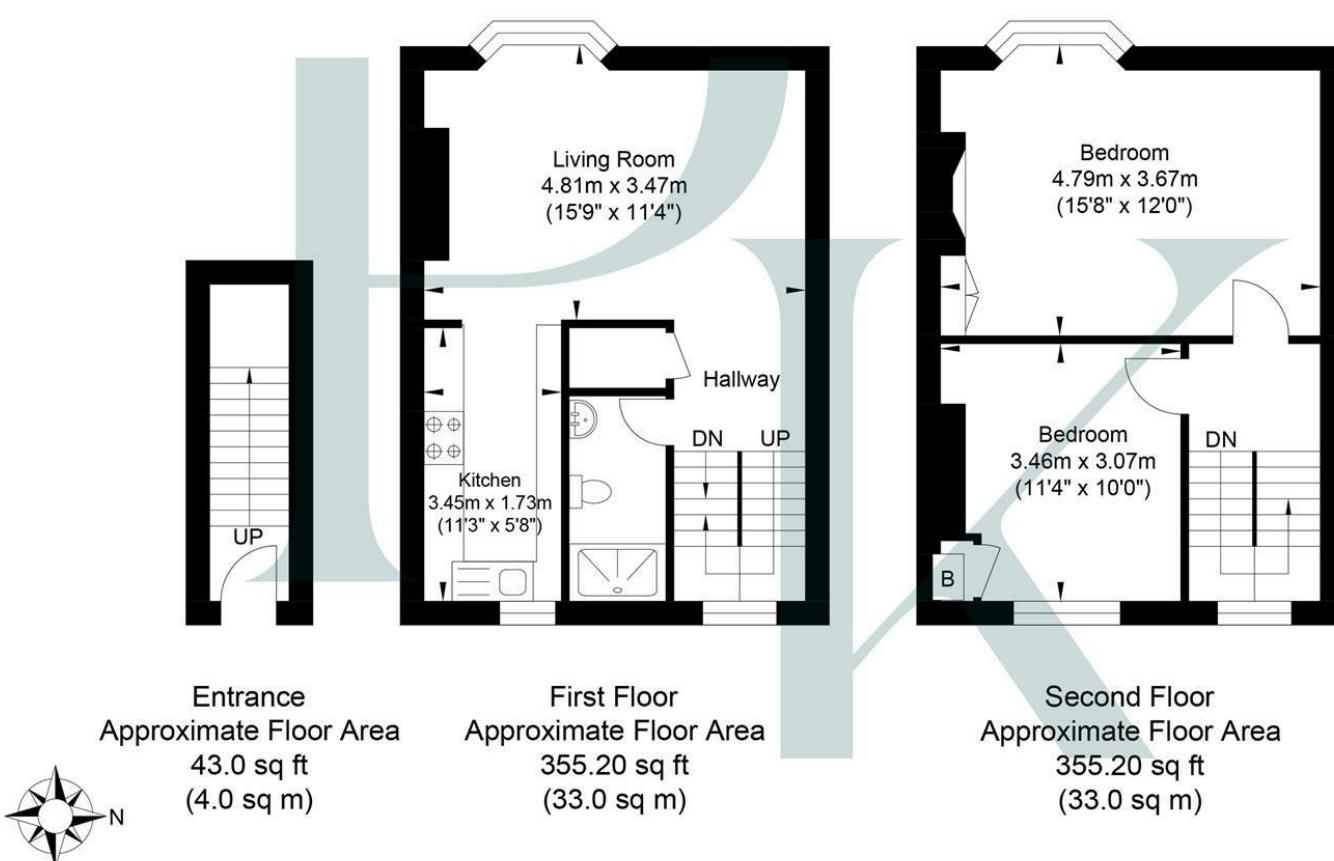
The second floor hosts two well proportioned double bedrooms, both enjoying excellent natural light and offering flexible space for home working or guests. The layout flows well and reinforces the sense of living in a compact house rather than a conventional apartment.

A particular highlight is the loft space, currently used for storage and offering scope for future development, subject to the usual consents. This provides valuable potential for buyers looking to add further accommodation or enhance the space over time. The property also benefits from solar panels, contributing to improved energy efficiency and reduced running costs.

Prestonville Road is ideally positioned for Seven Dials, with its independent shops, cafés, and transport links, while Brighton Station and the city centre are also within easy reach. This is a versatile and characterful home, well suited to first time buyers, professionals, or those looking for a low maintenance property with its own front door and a genuine sense of independence.



Prestonville Road



Approximate Gross Internal Area (Including Garage) = 70.0 sq m / 753.4 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	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

Pearson
Keehan