

32 Prestonville Road

Brighton, BN1 3TJ

Asking price £450,000

This well presented maisonette benefits from its own private street entrance, accommodation arranged over two floors, a private rear garden, and a share of freehold located in one of Brighton's most sought-after locations, Seven Dials.

Entered via its own private street entrance, the accommodation is thoughtfully arranged over two levels. The heart of the home is the superb open-plan kitchen, dining and living space positioned across the rear of the entrance level. Flooded with natural light from rooflights and glazed doors opening directly onto the garden, this is a wonderfully sociable and characterful space. The kitchen is well appointed with ample work surfaces and storage, while the living area centres around a wood-burning stove, creating a warm and inviting focal point.

Also on the ground floor are two well-proportioned bedrooms situated off the main hallway. A generous double bedroom is positioned to the front, while a versatile additional room, ideal as a home office or third bedroom, sits alongside. A contemporary shower room serves this level.

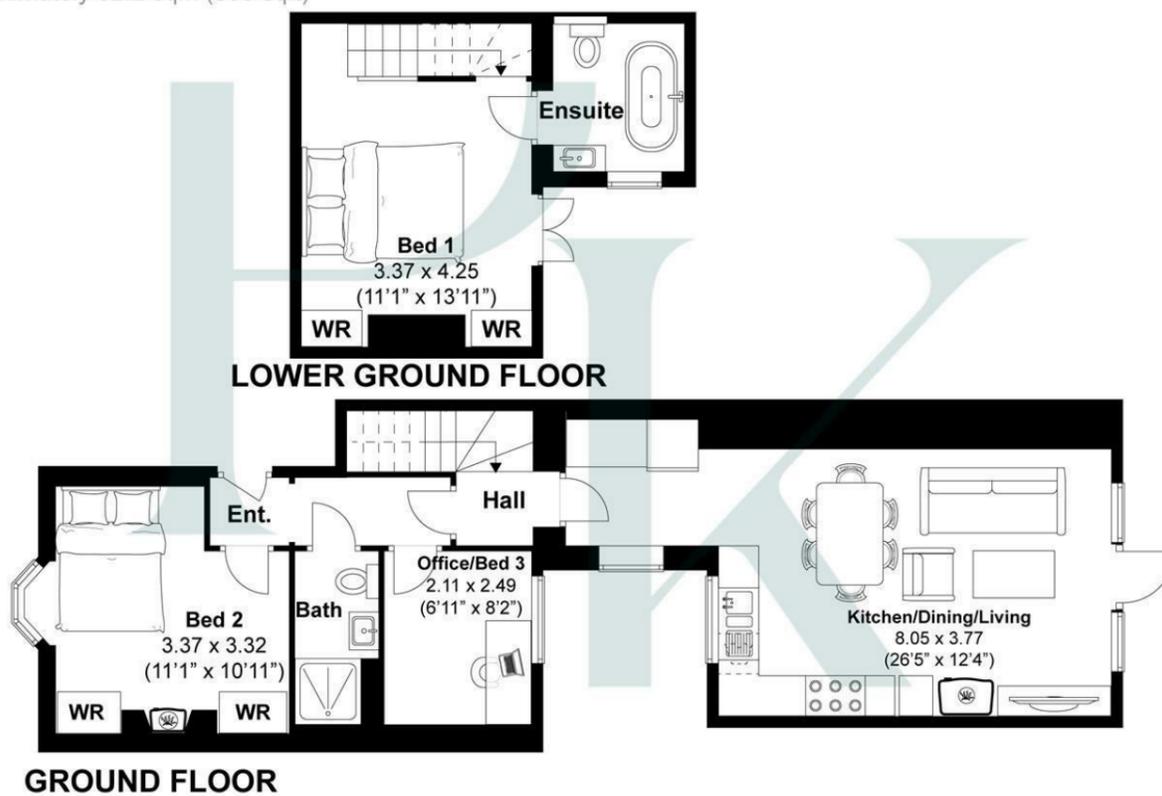
Stairs lead down to the lower ground floor, where a further double bedroom benefits from its own en-suite bathroom, creating an ideal guest suite or private principal retreat.

Prestonville Road is ideally positioned for Seven Dials, with its popular independent shops, cafés, bakeries and convenience stores just moments away. Brighton Station is within easy walking distance, making it ideal for commuters, while the city centre, seafront and surrounding green spaces are all easily accessible.



Prestonville Road, Brighton

Approximately 82.2 sqm (885 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 69 | 77 |

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| A | A |

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Pearson Keehan