



93 Havelock Road  
Brighton, BN1 6GL



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£2,750 Per month

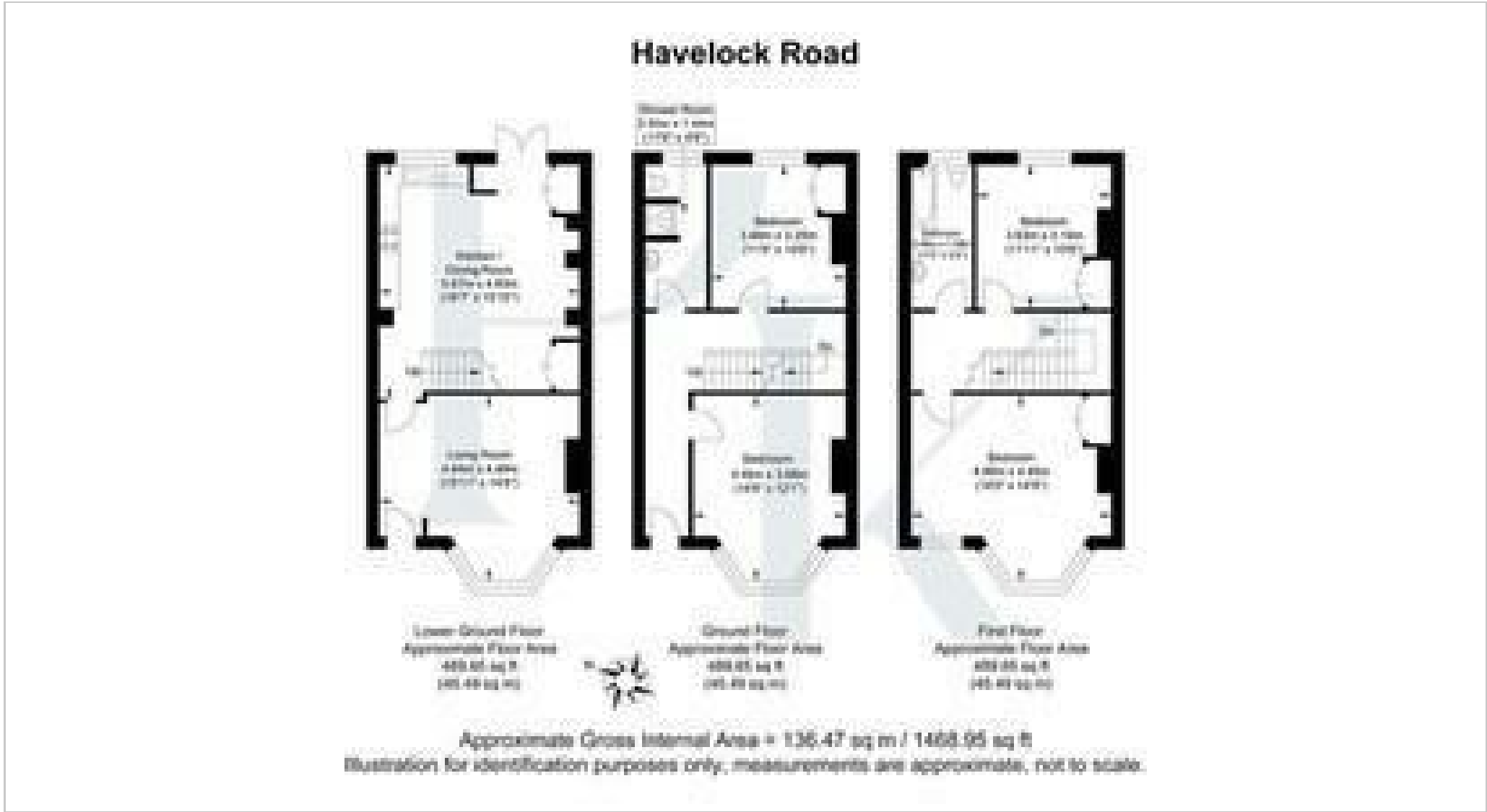
A spacious and versatile, newly redecorated four-bedroom house arranged over three floors, offering approximately 1,469 sq ft of accommodation. Situated in the highly popular 'Golden Triangle' area of Brighton and boasting a favoured west facing walled garden, the property provides a well-balanced combination of generous living space, flexible bedroom accommodation and excellent entertaining areas.

The lower ground floor comprises a substantial open-plan kitchen/dining room providing an excellent space for both everyday family living and entertaining, together with a separate and well-proportioned living room featuring a bay window.

The ground floor offers two generously sized double bedrooms and a separate shower room, making this floor particularly versatile and ideal for guests, a home office or additional family accommodation.

On the first floor are two further double bedrooms, including a particularly generous principal bedroom with a front-facing bay window, along with a family bathroom.

Havelock Road is situated in the popular Preston Park area of Brighton, offering a desirable residential setting with a good range of local shops, cafés and amenities close by. The area is particularly well regarded by families, with a number of well-established primary and secondary schools within easy reach, including Balfour Primary School, Downs Junior School, Dorothy Stringer School and Varndean School, with the latter two currently rated Good by Ofsted. Preston Park is also nearby, providing extensive green space and recreational facilities, while excellent transport links offer convenient access to Brighton city centre and beyond. Overall, the location combines a peaceful residential environment with good schooling, local amenities and excellent connectivity, making it an appealing choice for families and professional tenants.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Pearson  
Keehan