



Lauriston Road, Brighton, BN1 6SN

welcome to

Lauriston Road, Brighton

A rarely available 100 sq m first-floor maisonette in sought-after Preston Village. Offering 2 generous double bedrooms and 1 single bedroom., a stylish shower room and spacious kitchen/breakfast room, moments from Preston Park Station, Sainsbury's, cafés and pubs.



Presenting a superbly spacious first floor maisonette in the sought-after enclave of Preston Village, Brighton. With an impressive 100 sq m of living accommodation, this property is perfectly tailored for second steppers seeking comfort, convenience, and character in one of the city's most desirable locations.

The home opens up to a beautifully proportioned landing hallway. Both of the two double bedrooms offers generous space, allowing for versatile use as family bedrooms, a home office, or guest accommodation and a further single bedroom. The contemporary, well-appointed shower room boasts sleek fixtures, promising relaxation and modern style. The sizeable kitchen/breakfast room stretches invitingly, creating a delightful hub for gatherings, family moments, and entertaining. New double glazed sash windows to the rear ensure peace and quiet from the hubbub of Preston Village.

Preston Village is celebrated for its exceptional transport links and vibrant local amenities. Commuters will appreciate the short walk to Preston Park Train Station, perfect for swift journeys into central Brighton and connections to London. Sainsbury's is conveniently close, making daily shopping a breeze, while the neighbourhood is peppered with much-loved pubs, independent coffee shops, and friendly local businesses.

Active lifestyles are thoroughly catered for-Hyrox Gym, pilates studios, and the popular Preston Park offer activities such as tennis, football and invigorating run clubs. For cycling enthusiasts, the UK's oldest velodrome is just moments away, and the area frequently buzzes with sporting events and local life.

Embrace the greenery and affable community spirit that makes Preston Village a perennial favourite among families and professionals alike. This is an exceptional opportunity to secure an enviable maisonette and experience the best of Brighton living.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 106.3 m² (1,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- SHARE OF FREEHOLD - 55% OF THE FREEHOLD BEING SOLD
- THREE BEDROOMS - (2 doubles & 1 single) LARGE TOP FLOOR PRINCIPAL SUITE
- NEW 999 YEAR LEASE TO BE GRANTED ON COMPLETION
- NEW GAS BOILER WAS INSTALLED LAST YEAR
- DOUBLE GLAZED SASH WINDOWS TO THE REAR
- NO ONWARD CHAIN
- PRESTON VILLAGE LOCATION
- PRESTON PARK TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 365.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106969



Property Ref:
PRP106969 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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