



Kingsley Road, Brighton, BN1

£700,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Kingsley Road, BN1

3 Bedrooms | 1 Bathrooms | 1-2 Reception Rooms  
1022 Sq Ft | Close to Preston Park Station

On a quiet street just 5 a minute walk from direct trains to Gatwick and London, this delightful 3 bedroom Victorian terraced house has unusually generous outside space both front and back and a large attic which some neighbours have developed – subject to consent. Just a 5 min stroll from the sports facilities, playground and café of Preston Park, an area which has a top spot in the Sunday Times Best Places to Live Guide, it's one of only 3 double fronted homes on this pretty historic terrace. Inside, light streams through all of the inviting rooms with open fireplaces on the ground floor and wood floors in the main rooms. Ideal for professionals, growing families and investors there are local amenities including a small Sainsbury's, good schools within a 7 min radius and the playground, café and open air theatre of Dyke Road Park are easy to reach.

On the ground floor, the restful living room with a broad box bay and open fire has classic elegance. Across the central hall the kitchen dining room opens to the private patio with space for a table and chairs, and the garden steps rise to a pretty garden which is secured for children and pets. Upstairs, all of the bedrooms, two double and one generous single, are versatile, tranquil retreats and the bathroom is family friendly with a beautiful stained glass window made by its artist owner. Nearby bus routes take you to the whole of the city, vibrant 7 Dials and Brighton Station, and both London Road at the bottom of the hill and Dyke Road at the top give easy access to Brighton & Hove and their beaches, the National Park or A23/27.





Up the hill from the open acres, sports facilities and communal fun runs etc of Preston Park, which also hosts Pride, and within walking distance of popular Dyke Road Park this charming, double fronted house is quietly located on an attractive terrace with permit parking. Set up and back from the road behind a sunny front garden with space for a table and chairs, this 1896 double fronted home has beautiful architectural detail from the decorated roofline to stone flowers beneath the broad windows.

Inside, a lobby opens into a bright and inviting hallway with a high ceiling and historic finials to frame a central staircase which rises beneath a bank of windows to bring sunshine into the heart of the house. To the left, an elegant lounge has a large east bay with a built in window seat and plenty of space to entertain, where friends and family can enjoy an open fire in a carefully sourced, classical fireplace.

Across the hall, the stylish kitchen dining room spans the house from east to west and opens to the patio for an easy social flow. There's another open fireplace by the dining area, where there is ample space for a family table and chairs, and the handmade kitchen won't date with free standing appliances for ease of maintenance, custom coloured units delivering great storage and solid wood surfaces ensuring practical working space.

Larger than most houses in the terrace, there is a spacious utility room at the back. Once the kitchen of the house with natural light and a big larder which remains, there's plenty of space for extra storage and plumbing for machines, and if you were interested you could open up the space to the living room as has been done by neighbours next door.

Outside, this property is the only one of the three double fronted houses to have a ground floor patio at the rear. Having an area to the front and rear to be able to sit out is a lovely feature. A discreet path to an under stair store is also useful. Steps rise from the patio to the upper garden, facing west and open to the south, the pretty landscaped garden is a tranquil sun trap. There is plenty of space for an al fresco lifestyle on the characterful terrace which is secure behind a gate and railings, and this quiet refuge, which is not overlooked from the back, is full of wildflowers and wisteria which also help our birds, honeybees and butterflies, whilst the non-invasive Boston Ivy flames in the autumn.





Returning inside, the first floor landing has access to the large attic. Next door, in the similar style house, the neighbour has extended into theirs, creating a fabulous master suite.

With painted panelling and a stained glass window made by the owner the bathroom has an easy charm. Light and airy it's family friendly with a shower over the bath, a broad Twyfords hand basin and a big airing cupboard. The gas boiler is also housed in the bathroom.

At the front of the house, the peaceful principal bedroom is a substantial double with a designer finish and has ample floorspace to relax in as well as oblique open views which sweep across Preston Valley. Next door, the second bedroom is also big and bright with fitted wardrobes in place and also enjoys leafy views over the lower rooftops opposite. Quietly secluded at the back, the third comfortable bedroom is a generous single looking over the garden and would be a restful nursery, welcoming guest room or a comfortable home office.

#### Vendor's Comments:

*"Raised from the street with no building behind we fell in love with the light which flows through the whole house all day. Double fronted, the layout is easy to live in with plenty of space to spread into and it has an easy balance and level flow with an elegant living room and the practical kitchen dining room which we hope you will enjoy! All of the bedrooms are quiet and comfortable and we are the only of the double fronted houses with a patio view at the back, and the raised garden is a wonderful, restful retreat. The street is quiet but convenient for the station – which also has trains into Brighton – and there's a friendly mix of people who all usually stay once they've found this spot. This is a great area whether you're a couple, an older person or a family as there's lots to do locally with shops, bistro pubs, the 7 Dials and Preston Park and Dyke Road Parks so close."*





## LOCATION GUIDE

### Good to Know

Quiet, connected spot

Council Tax Band C

2 mins drive to village shops and Sainsbury's

Preston Park Station 5 min walk, Brighton about 8 by cab

Preston Park's tennis courts, café, playground & fun runs 2 mins drive

Sea about 10-15 min drive

### Education

St Bernadette's R.C. 3 drive, Stanford Infant 3 mins

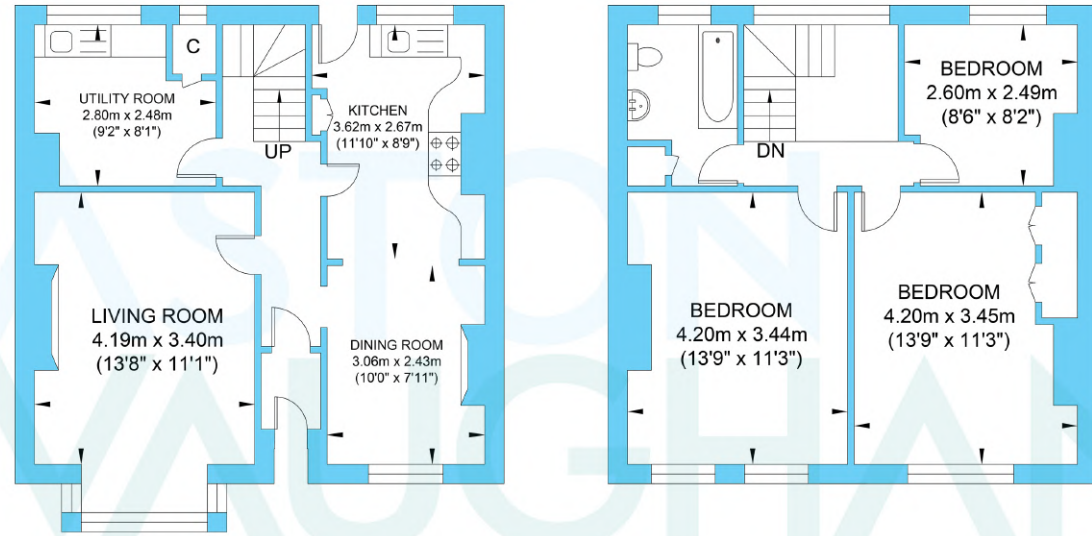
Varndean High School, Dorothy Stringer 5 mins by car

Varndean 6th form 6 mins drive, BHASVIC 4 mins, buses 12, 20 walk

Private Schools: Windlesham Prep, Lancing College Prep, Bilingual, Brighton College, Brighton Girls, Roedean

5 mins walk to Preston Park Station with local shops, cafés and bistro pubs in the Village, this area has a community feel with a choice of parks and good schools, state and private, easy to reach. Away from the tourists who flock to our famous coastal city, this house is between Dyke Road's Park with tennis courts, open air theatre, playground and café, and Preston Park's velodrome, sports facilities, fun runs and football clubs – although there are also other parks to explore as well! Local bus routes go along both Dyke Road and London Road to the South Downs National Park or the beach, and you can get to the whole of the city including the lively arts venues and shopping of North Laine at the level easily. If you commute by car, both the A23 and A27 are easy to reach.

# Kingsley Road



Ground Floor  
Approximate Floor Area  
515.59 sq ft  
(47.90 sq m)

First Floor  
Approximate Floor Area  
506.44 sq ft  
(47.05 sq m)

Approximate Gross Internal Area = 94.95 sq m / 1022.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.