Waldegrave Road

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL



Waldegrave Road Brighton

4	2	2
BEDROOM	RECEPTION	BATHROOM

About the property

An impressive four-bedroom Victorian semi-detached home, arranged over three floors on tree-lined Waldegrave Road, in the heart of Preston Park's highly regarded Golden Triangle.

Beautifully presented and thoughtfully renovated, the house combines the scale and character of its period with a refined contemporary finish. At the centre of the ground floor, the extended kitchen and dining room provides a bright, sociable setting for everyday living and entertaining, with roof lights overhead and broad tri-folding doors opening directly onto the garden. The kitchen offers generous workspace and storage, complemented by a separate utility and pantry.

To the front, the substantial double reception room retains an elegant sense of proportion, with a broad west-facing bay window drawing in afternoon light and overlooking the front garden. A wood-burning stove forms a natural focal point, while a shower room with W/C and useful understairs storage complete this level.

The first floor provides three well-proportioned bedrooms, including a particularly impressive principal room with bay sash windows and a full wall of bespoke fitted wardrobes. The family bathroom is equally considered, with a roll-top bath and Velux window highlighting its extended height.

The top floor is given over to a versatile fourth bedroom, with dual-aspect Velux windows, extensive built-in cupboard and eaves storage alongside a private W/C.

Outside, the rear garden is a particularly appealing extension of the living space. Mature planting and established borders provide colour and interest, while a lawn leads to a rear patio. A garden shed provides useful storage, and gated side access connects conveniently with the front of the house.

Waldegrave Road is ideally placed for Preston Park, Fiveways and Blakers Park, with excellent local cafés, shops and amenities nearby. Preston Park Station is within easy reach, providing direct rail links to London and straightforward access into central Brighton.


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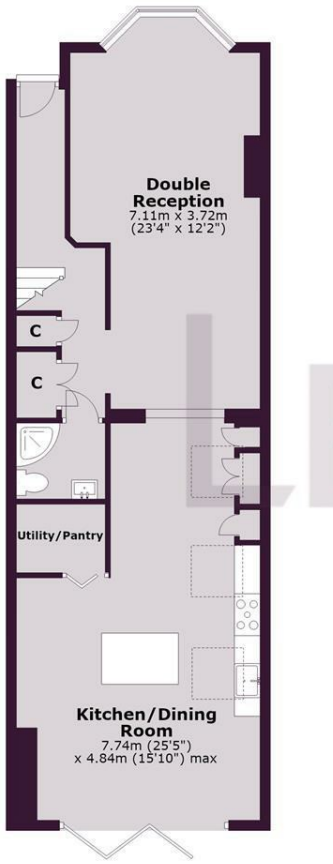





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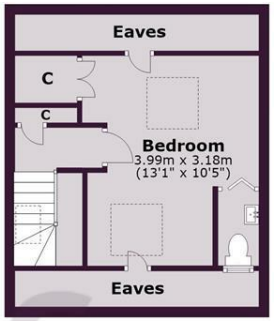
Ground Floor
Approx. 70.5 sq. metres (759.4 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.3 sq. feet)

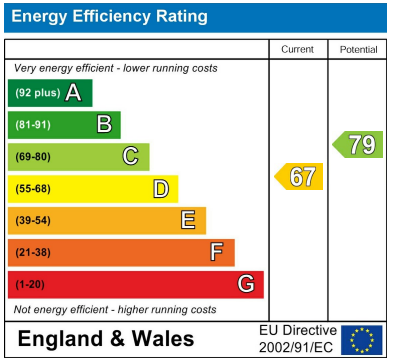


Second Floor
Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 146.8 sq. metres (1580.3 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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LEXTONS | Call our sales team to arrange a viewing appointment: 01273 56 77 66 | 174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk