PHILLIPS & STILL

South Road, Brighton

Guide Price £425,000 - £450,000





- **A rarely available three bedroom two storey end of terraced house**
- **Sought after development in hidden cul-de-sac**
- **Off street parking**
- **Southerly facing rear garden**
- **Walking distance to Preston Park station**

South Rd Mews, South Road, Brighton, BN1 6ZD



This charming three-bedroom, two storey end-of-terrace house is a rare find, nestled in a peaceful cul-de-sac within a sought-after development.

The property boasts a delightful and expansive sitting dining room, perfect for both relaxation and entertaining. Natural light floods the space, enhancing its inviting atmosphere. A well-fitted, contemporary kitchen complements the living areas, equipped with modern appliances and ample storage, making it a joy for any home chef.

The house also features three bedrooms, ideal for families or those seeking double bedrooms to potentially use one room as a home office, in addition to a well-appointed family bathroom which serves the bedrooms, designed with functionality and style in mind.

Step outside to a lovely south-facing garden, providing a perfect spot for outdoor relaxation, gardening, or family gatherings. It also comes with an allocated parking space, a valuable asset in this desirable area.

Situated within walking distance of Preston Park Station, the house offers excellent transport links, making it easy to access local amenities and the wider community. Additionally, the property is close to various local shops, parks, and schools, enhancing its appeal for families and commuters alike.

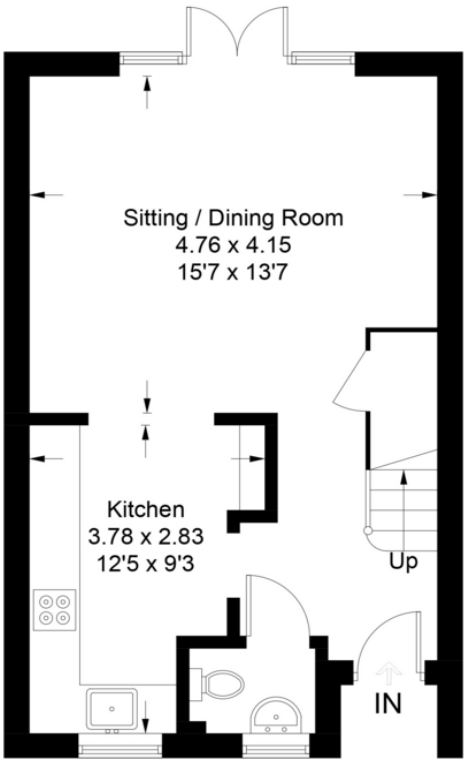
Famous Preston Park is only a stones throw away, with its ever so popular recreational facilities and cycle track. Its the perfect place for a day out or an opportunity to relax and enjoy a picnic on a summers day at the weekend



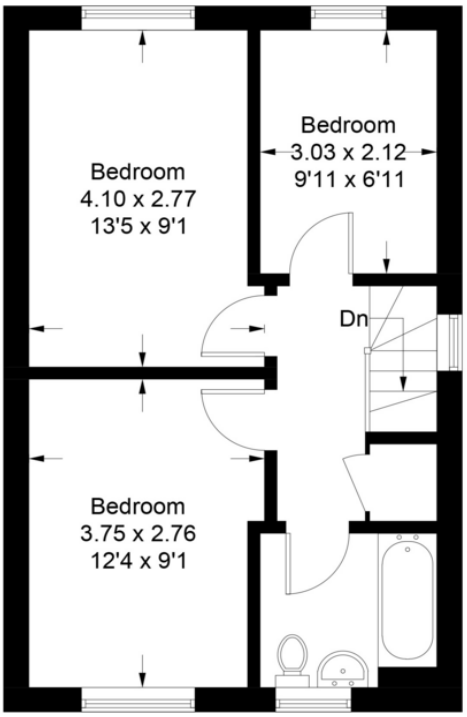


South Road Mews, Brighton, BN1 6ZD

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Accommodation

GROUND FLOOR

ENTRANCE HALL

WC

KITCHEN
12' 5" x 9' 3" (3.78m x 2.82m)

SITTING/DINING ROOM
15' 7" x 13' 7" (4.75m x 4.14m)

FIRST FLOOR

BEDROOM
12' 4" x 9' 1" (3.76m x 2.77m)

BEDROOM
13' 5" x 9' 1" (4.09m x 2.77m)

BEDROOM
9' 11" x 6' 11" (3.02m x 2.11m)

FAMILY BATHROOM

OUTSIDE

SOUTH FACING REAR GARDEN

ALLOCATED PARKING SPACE





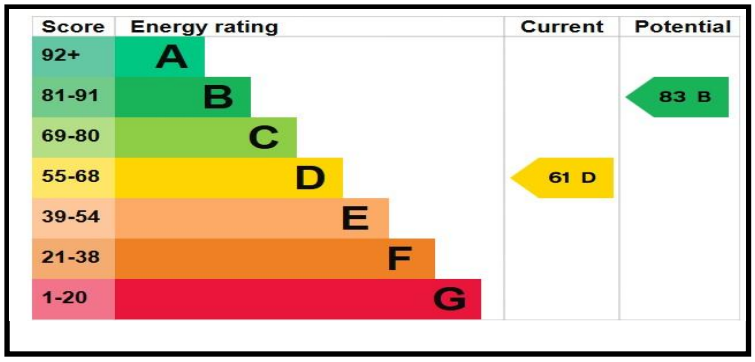




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

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