



Grantham Road, Brighton, BN1 6EE

welcome to

Grantham Road, Brighton

Four-bedroom period terrace in prime Preston Park location, offering excellent potential and requiring full modernisation. Arranged over three floors with through lounge/diner, separate kitchen and south-facing garden. Close to parks, schools, stations and amenities. CHAIN FREE



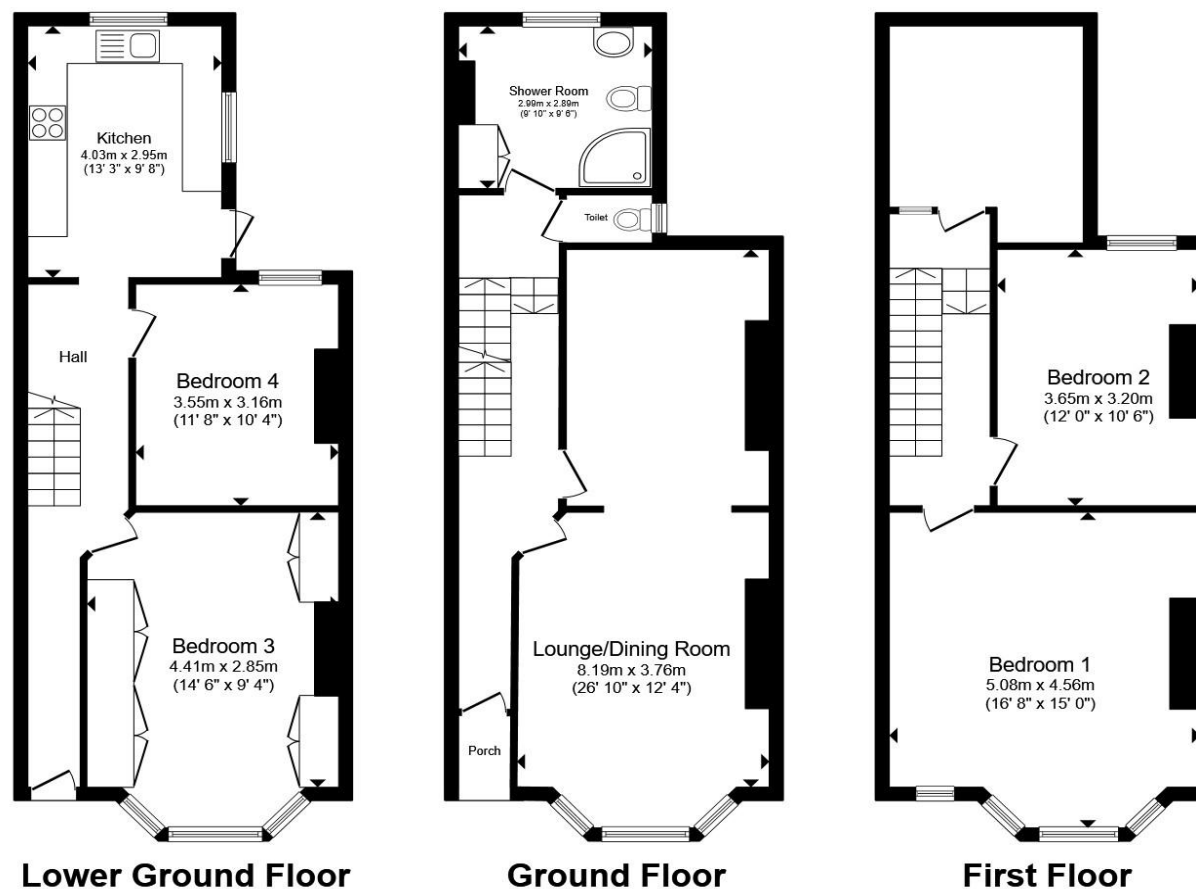
A substantial four-bedroom mid-terraced period home, positioned on a highly sought-after road in the heart of Preston Park, offering exceptional potential for full modernisation and refurbishment. Arranged over three floors, the property provides generous and well-balanced accommodation, including a spacious through lounge/dining room, a separate kitchen, and four well-proportioned bedrooms. A shower room and separate cloakroom complete the internal layout, presenting a fantastic opportunity to reconfigure and enhance to suit modern family living.

To the rear, a desirable south-facing garden offers excellent natural light and scope to create an attractive outdoor entertaining space.

Grantham Road is ideally located within easy reach of both Blakers Park and Preston Park, offering extensive recreational facilities. A range of local amenities can be found nearby in Preston Drove and Fiveways, while a number of highly regarded schools including Downs, Balfour, Varndean and Dorothy Stringer are all within close proximity.

For commuters, Brighton and Preston Park mainline stations provide regular services to Gatwick and London, while frequent bus routes ensure convenient access to the city centre and Brighton's iconic seafront.

A rare opportunity to acquire a well-located family home with significant scope to add value in one of Brighton's most desirable residential neighbourhoods.



Total floor area 147.6 m² (1,588 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

welcome to Grantham Road, Brighton

- SUBSTANTIAL FAMILY HOUSE
- CHAIN FREE
- SOUTH FACING GARDEN
- 4 BEDROOMS
- THROUGH LOUNGE DINING ROOM
- IN NEED OF FULL MODERNISATION
- CLOSE TO BLAKERS PARK & PRESTON PARK
- OUTSTANDING LOCAL SCHOOLS NEARBY

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106765



Property Ref:
PRP106765 - 0003

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.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk