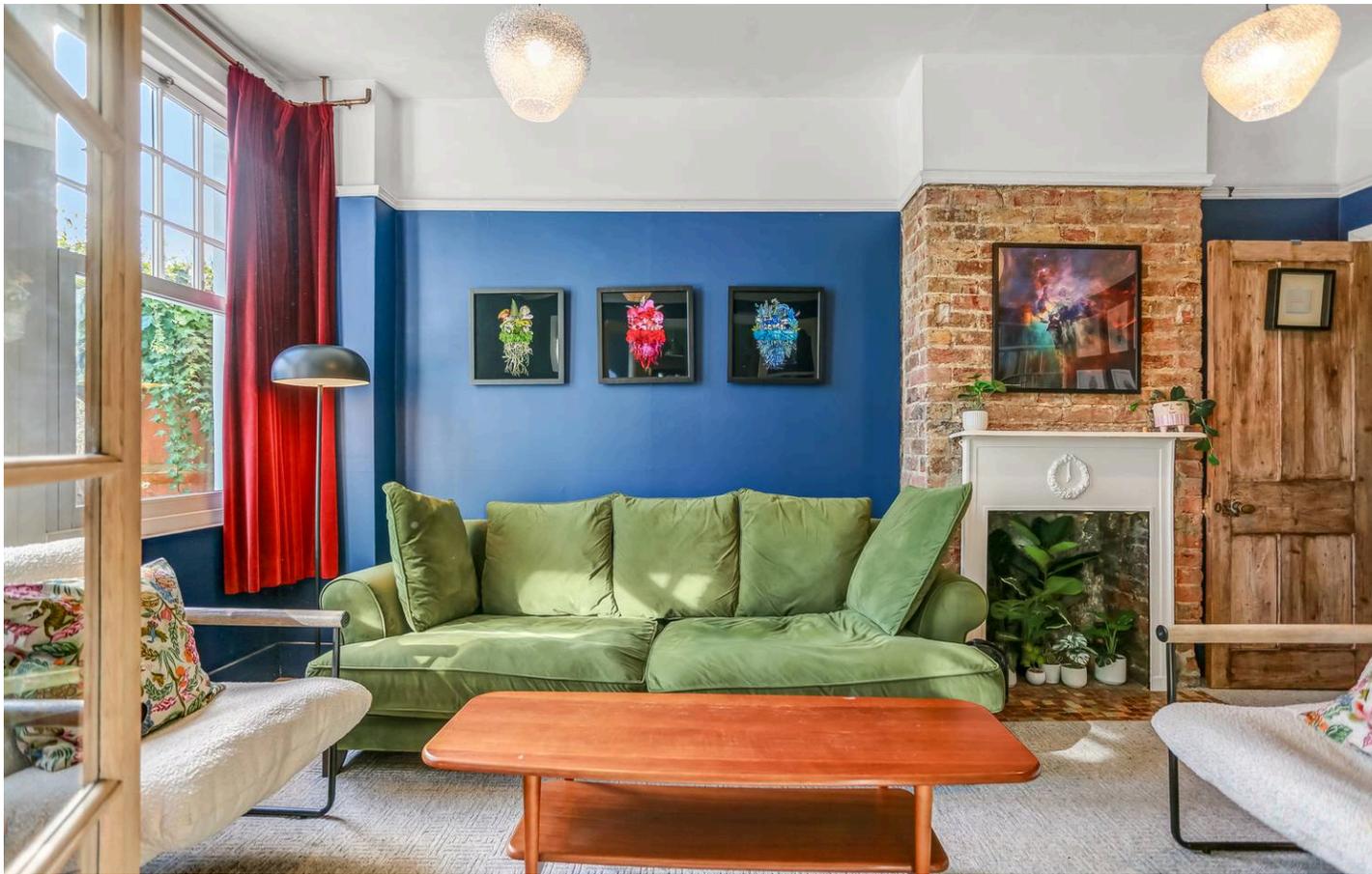




Millers Road, Brighton

East Sussex

Offers in Region of **£550,000**



## Millers Road, Brighton

Excellently situated close to Dyke Road Park and Preston Park, within easy reach of Preston Park STATION and multiple SCHOOLS, a spacious THREE BEDROOM TERRACED HISTORIC COTTAGE, with a REAR GARDEN and OFF-STREET ENTRANCE & PARKING.

Ideally positioned close to all that Brighton & Hove has to offer, this well-presented Victorian cottage has been thoughtfully designed to combine rustic style with modern family living. Accessed via the garden, the ground floor entrance opens out into the bright conservatory that leads directly to the open-plan kitchen/diner, complete with a feature bare brick chimney breast and wood-burner. Glass French doors flow through the living room, which also benefits from a fireplace, while a small home study and a guest cloakroom can also be found on this level. Upstairs, there are three good-sized bedrooms and a family shower room.



The secluded garden features mature planting and decking, providing a sophisticated urban oasis, together with access to the sizeable off-street parking. This area currently includes a large shed and space for one vehicle, but could be easily altered to make space for two vehicles.



### **The Local Area**

With a 50-minute to one-hour commute to London, Millers Road is exceptionally well located for commuters and families. The Seven Dials, with its cafés, restaurants, independent shops and everyday amenities, is a pleasant ten-minute walk away. Brighton's seafront and city centre are also close by, including Churchill Square and the North Laine and South Lanes, which offer a wide range of shopping, entertainment and nightlife. Dyke Road Park is nearby and features sea views, tennis courts, a children's playground and an open-air theatre, while additional green space, a museum and leisure facilities are also within easy reach. Preston Park station, with regular trains to London and Gatwick, is a short 10-minute walk, while Brighton & Hove stations are just over a mile, both providing convenient mainline links.

Local schools within walking distance include Stanford Infants, Stanford Juniors, St Bernadette's Catholic Primary, Cottesmore St Mary Catholic Primary, Dorothy Stringer, Varndean School + College, Cardinal Newman Catholic School + College, BHASVIC, Brighton Girls School, and Lancing Prep School.

### **Further Information**

Millers Road is situated in Parking zone A, and currently this property is in Council Tax band C, which is charged at £2,182.92 for 2025/26.

EPC rating - D

Council Tax - C

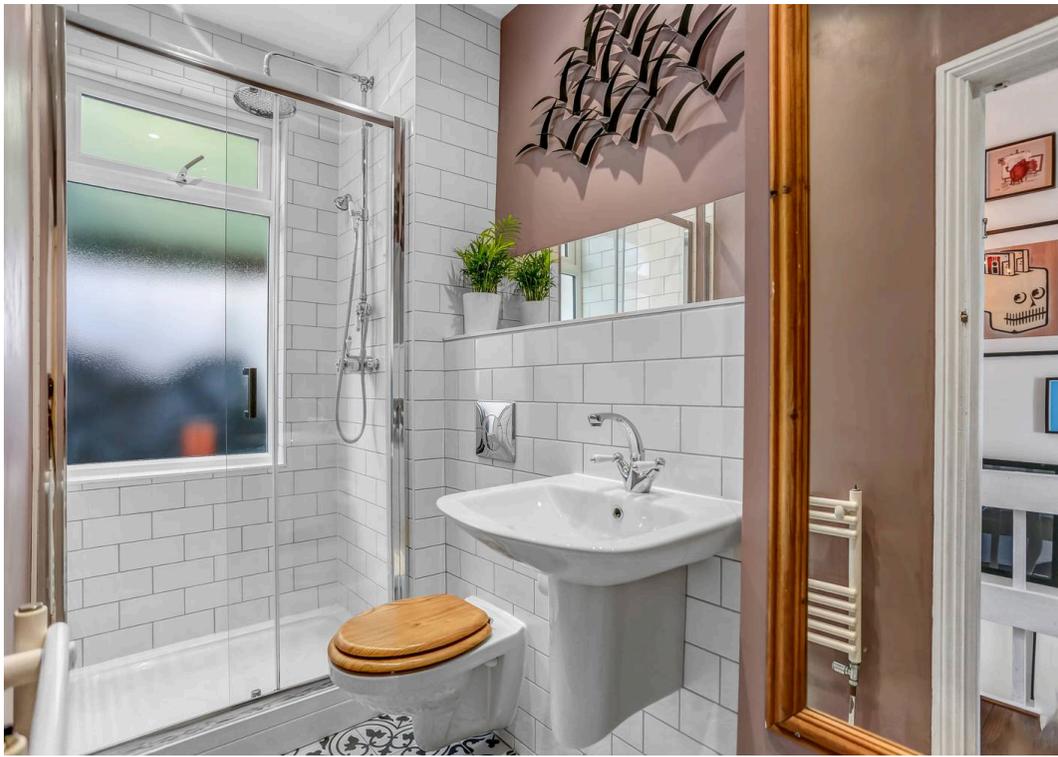
Parking Zone - A

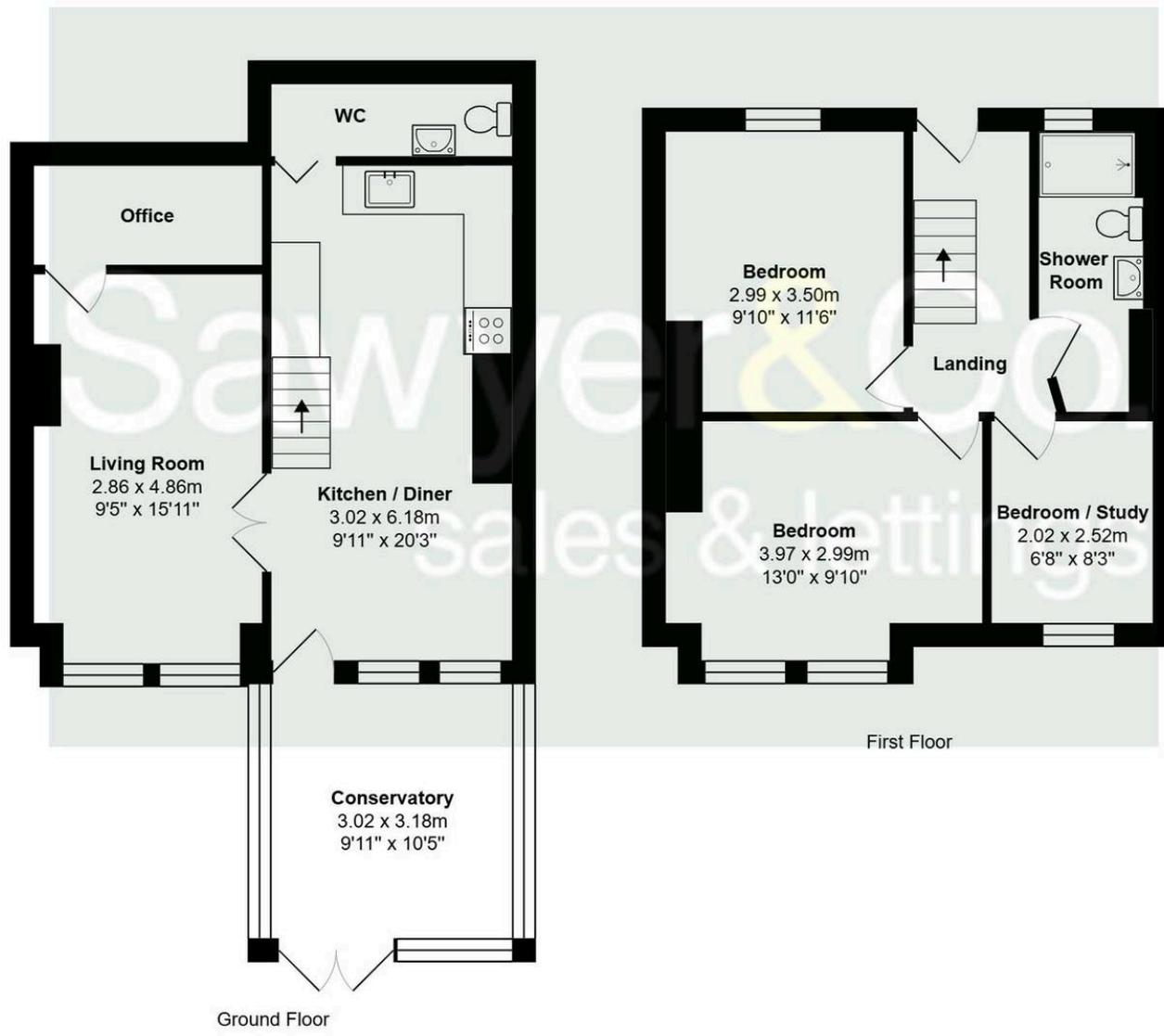
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification from your legal representative.







**Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.