



**Bates Road, Brighton, BN1 6PG**

**welcome to**

**Bates Road, Brighton**

This Victorian home blends period charm with modern updates, featuring a bright through lounge, large south-facing main bedroom and good-size garden. In a prime spot near Preston Park and the station, with excellent loft potential (STNC). Chain Free.



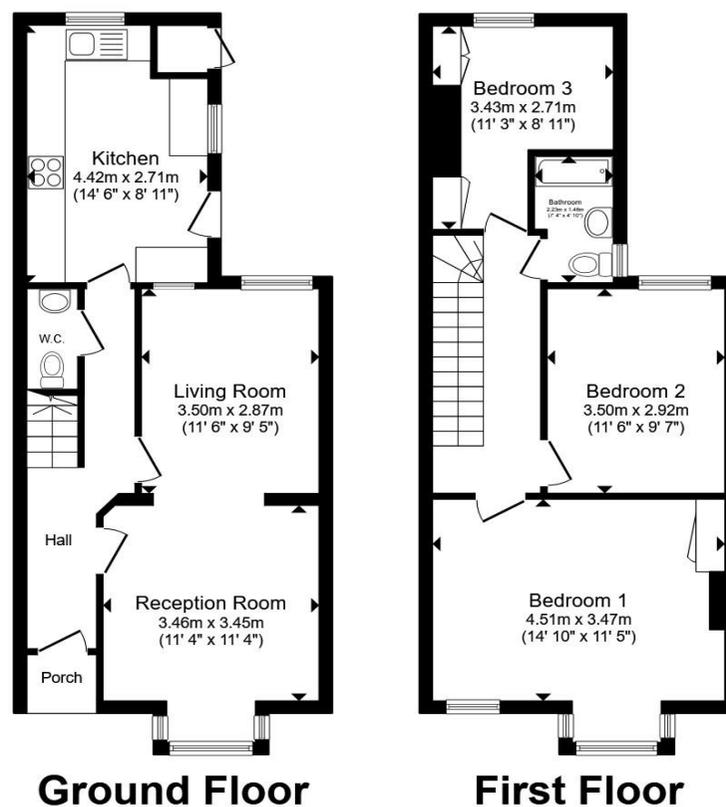
This classic Victorian terraced home blends elegant period detailing with well-planned modern updates, offered to market with no onward chain for an effortless move. Beautiful character features - including the south-facing bay windows, original cornicing & high ceilings - give the property a warm and refined feel from the moment you step inside.

At the heart of the home is the generous through lounge, a bright, versatile space perfect for family living & entertaining. The modern fitted kitchen, installed in 2025, provides a smart and practical workspace, while still allowing the main living area to take centre stage.

Upstairs, the standout feature is the substantial main bedroom, enhanced by its wide south-facing bay window that floods the room with natural light throughout the day. The remaining bedrooms offer comfortable proportions ideal for children, guests or home working.

A good-size rear garden offers valuable outdoor space with plenty of scope for landscaping or future projects. Importantly, many neighbouring properties have extended into the loft, making this home an excellent candidate for a loft conversion (subject to the usual consents), providing exciting long-term potential.

Located within a highly sought-after school catchment and just a short walk from Preston Park & the mainline station, the home is perfectly placed for both families and commuters. A superb opportunity to secure a well-balanced Victorian home in a consistently popular Brighton location.



Total floor area 93.4 m<sup>2</sup> (1,006 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](http://www.propertybox.io)

## welcome to Bates Road, Brighton

- CLASSIC FAMILY TERRACED HOME
- SOLD WITH NO ONWARD CHAIN
- FITTED KITCHEN FITTED IN 2025
- POTENTIAL TO EXTEND (STPC)
- CHARACTER FEATURES LIKE BAY WINDOWS AND CORNICING
- GREAT CATCHMENT AREA FOR LOCAL SCHOOLS
- SHORT WALK TO PRESTON PARK AND THE TRAIN STATION
- GOOD SIZE REAR GARDEN

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

offers over

# £625,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PRP106778 - 0004

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