

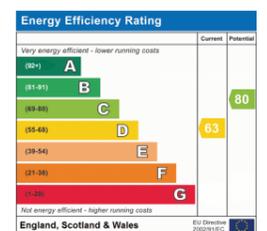
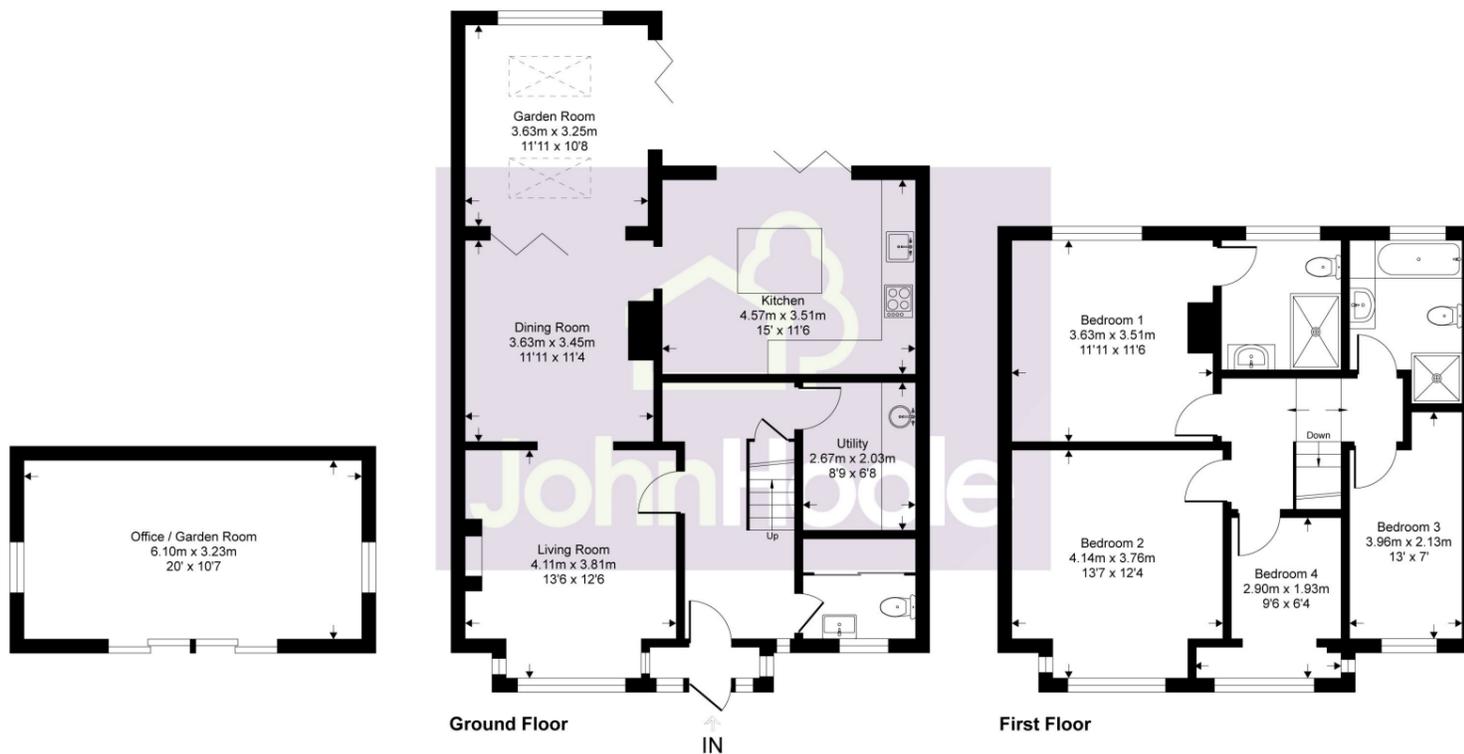


18 Tivoli Road, Brighton, BN1 5BH
 £850,000



Tivoli Road, BN1

Approximate Gross Internal Area = 141.9 sq m / 1528 sq ft
 Approximate Garden Room Internal Area = 19.6 sq m / 212 sq ft
 Approximate Total Internal Area = 161.5 sq m / 1740 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2025 - Produced for John Hoole

01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Nestled in the sought-after residential enclave of Tivoli Road, this attractive four-bedroom detached property offers the perfect balance of family-friendly living and contemporary style. Located just moments from Preston Park Station, top-rated schools and a variety of local amenities, the area is celebrated for its strong sense of community and convenience. The current owners have thoughtfully reimaged the layout, creating a seamless flow throughout the ground floor. Three interconnected reception areas lead effortlessly to a modern kitchen and out to the garden, creating a welcoming and versatile space ideal for both family life and entertaining. Engineered oak flooring runs throughout the ground floor, unifying the space with warmth and character. The inviting living room features a log burner—perfect for cosy winter evenings—while in warmer months, bi-fold doors from both the kitchen and garden room open onto a raised decking area, bringing the outdoors in. A dedicated utility room and a downstairs cloakroom—with full-width storage—ensure that daily essentials and laundry remain tucked away, preserving the kitchen’s role as a functional culinary space and social hub, complete with a large central island. Upstairs, the master bedroom boasts far-reaching views and a private en suite shower room. Three further well-proportioned bedrooms and a family bathroom with both bath and separate shower complete the upper level. Outside, the front of the property features discreet storage for refuse and recycling behind double gates, along with a convenient EV charging point. To the rear, a secluded lawned garden, bordered by mature planting, offers a peaceful retreat, with a second storage shed and steps leading down from the raised deck. The generous garden room at the back provides a fantastic bonus space—perfect as a home office, den, or creative studio. Tastefully decorated and meticulously maintained throughout, this home offers a rare move-in ready opportunity in one of Brighton’s most desirable neighbourhoods.



- NO CHAIN
- 4 BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS & LARGE KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM & FAR REACHING VIEWS
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- 6m x 3m GARDEN OFFICE/CABIN
- LOG BURNER
- WELL MAINTAINED AND PRESENTED
- CLOSE PROXIMITY TO EXCELLENT SCHOOLS AND TRAIN STATIONS
- DOUBLE GLAZING THROUGHOUT & GAS CENTRAL HEATING