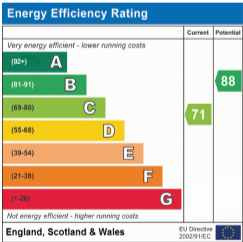
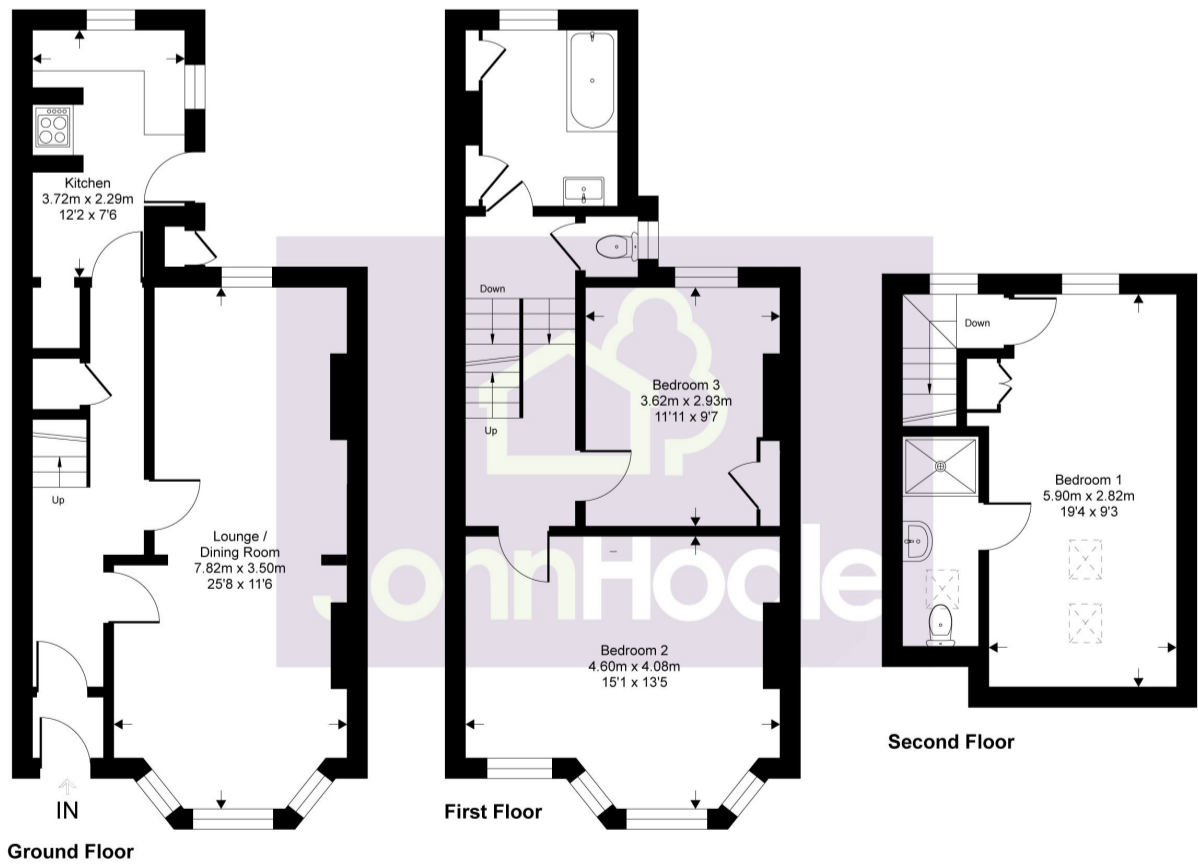




Robertson Road, BN1
Approximate Gross Internal Area = 107.2 sq m / 1153 sq ft



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.

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Ideally located for both leisure activities and commuting, this elegant three-bedroom Victorian terraced family home on Robertson Road combines period charm with generous, modern living space and a sunny south-west facing garden. Just a five-minute walk from Preston Park Station (with its fast connections to London), it's perfectly suited to families and commuters alike. Beautifully presented across three spacious levels, the property has been recently redecorated and re-carpeted, while preserving original character features such as sash bay windows, ornate fireplaces and wood flooring. The ground floor offers a light-filled double reception room with dual aspect windows and ample space for both relaxing and entertaining. To the rear, a well-proportioned kitchen with a range cooker, open shelving and plenty of storage opens to the garden—ideal for indoor-outdoor living. Upstairs, the accommodation includes three generous double bedrooms arranged over two floors. The top floor is dedicated to a large principal suite, complete with built-in wardrobes and an en-suite shower room. A spacious family bathroom with a shower over the bath serves the remaining bedrooms, along with a separate W/C for everyday convenience. The south-west facing split-level garden is a true highlight, featuring patio seating areas at both ends. Robertson Road enjoys a peaceful yet well-connected position, moments from a range of independent shops, cafés and restaurants and the many acres of Preston Park are close by to enjoy a range of leisure pursuits. With excellent transport links. This home offers both tranquillity and convenience. Families will also appreciate being within the catchment area for highly regarded local schools. Offered with no onward chain, this characterful and spacious home promises a smooth and swift move—an ideal opportunity for modern family living in one of Brighton's most desirable neighbourhoods.

Please note: Some photographs have been virtually staged



- NO ONWARD CHAIN
- THREE BEDROOM VICTORIAN TERRACED HOUSE
- LARGE SOUTH-WEST FACING GARDEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- PERIOD FEATURES
- CLOSE TO AMENITIES, COMMUTER LINKS & RENOWNED SCHOOLS
- FRESHLY DECORATED AND RE-CARPETED
- GAS CENTRAL HEATING
- EPC RATING C
- PARKING ZONE AREA - A (no waiting list)