



Waldegrave Road, Brighton

Guide price £1,100,000 - £1,200,000



Property highlights

- Located in the desirable Golden Triangle, close to local shops and cafes
- In the catchment area of excellent schools
- Quick access to stations, city centre, and Preston Park
- Beautifully presented Victorian Semi-detached home
- Extended kitchen/diner with bi-fold doors to garden
- Welcoming living room with open fireplace and bay window
- Four versatile bedrooms
- Practical utility room and downstairs WC
- Easy-to-maintain west-facing garden with side access and spacious shed
- Generous storage area located beneath the kitchen



Guide £1,100,000–£1,200,000. Elegant Victorian home in Brighton's Preston Park Conservation Area, full of charm and warmth, close to parks, great schools and the vibrant city centre.

The property

This beautifully presented semi-detached home effortlessly combines period charm with modern comforts, offering flexible, family-friendly living. A neutral palette with bold accents brings warmth, character, and a real sense of welcome throughout.

A landscaped front garden and stylish grey-tiled path lead to the standout blue front door. Step inside and you're welcomed by a hallway with solid wooden flooring, setting the tone for the character found throughout the home. At the front, the living room is painted a rich, deep blue and features elegant cornicing, a ceiling rose, bespoke solid oak open shelving, and a large bay window fitted with plantation shutters.

Beyond the hall, a generous utility room with built-in cupboards and a butler sink adds practical space, along with a convenient downstairs WC. The rear of the home opens up into an impressive extended kitchen/dining room, thoughtfully designed for family life and entertaining. Navy shaker-style units wrap around the walls, offering plenty of storage, while high-quality integrated appliances - such as double ovens with an integrated microwave - make this a true cook's kitchen. Underfloor heating adds a touch of luxury underfoot, while a spacious breakfast bar invites casual meals and there's still room for a full-size dining table. Vaulted ceilings with Velux windows flood the space with natural light, and bi-fold doors connect the room seamlessly to the garden - ideal for al fresco dining and summer gatherings.

The landscaped west-facing garden is easy to maintain, and enjoys sun throughout the day. It features a smart patio at the top, manicured lawn, mature planting beds, modern fencing for privacy, and a bottom patio which is perfect for soaking up the morning sun with a coffee. Gated side access and a spacious wooden storage shed add practicality.

Upstairs, natural wooden stairs with a striped runner lead to the first floor where you'll find three generous bedrooms and a modern family bathroom with a spacious shower. The layout offers flexibility, with one bedroom currently set up as a home office. The principal bedroom sits at the front of the house, overlooking the street through a bay window, and includes built-in wardrobes in one corner. Cleverly designed under-stairs cupboards provide even more storage.

Tucked away on the top floor is the fourth and final bedroom - a peaceful and secluded space with built-in storage and room for a desk, making it ideal as a guest room, teenager's retreat or even a tranquil principal suite. From here, views across the rooftops of Brighton are best enjoyed.

The property includes a generous storage area located beneath the house. With approximately one metre of head height, it makes for an excellent crawl space, ideal for storing larger items, and is easily accessed via the side return of the house.

Additional property information

Property type: Semi-detached house

Tenure: Freehold

Council tax band: E

Parking: On street parking in zone J

The area

Waldegrave Road enjoys a prime position in Brighton's sought-after Golden Triangle, an attractive residential pocket in Preston Park known for its characterful Victorian architecture, leafy streets, and welcoming community feel. It's a place where neighbours know each other, families settle, and independent local businesses thrive.

Located at the lower end of the road, the house is just moments from the popular Fiveways area. Here you'll find everything from an award-winning bakery and traditional butcher to a friendly greengrocer, coffee shops, and long-standing local pubs. The much-loved Blakers Park is also just around the corner - a peaceful green space at the heart of the community, perfect for picnics, play, or simply enjoying a bit of quiet.

Preston Park, with its wide open spaces, sports facilities, and regular events, is also a short walk away and offers something for everyone, from dog walkers to weekend joggers. The nearby Hollingbury Golf Club and local tennis clubs provide more sporting opportunities on the doorstep.

When it's time to head into the city, Brighton's vibrant centre is just 10 minutes away by car or bus, or a leisurely 30-minute walk. The independent shops, cafés, and culture of the North Laine are even closer, around 20 minutes on foot. The seafront is also easily reached, about 12 minutes by bike or a scenic 35-minute stroll. And for film lovers, the iconic Duke of York's Picturehouse is just 10 minutes away on foot.

Transport links

Waldegrave Road is exceptionally well connected for both local travel and London commuting. Preston Park Station is approximately 20 minutes on foot, with regular direct trains to London Victoria and London Bridge in under 70 minutes.

Local bus services run frequently along nearby Beaconsfield Villas, offering direct routes to Brighton city centre, the seafront, Brighton Marina, and the Universities. For drivers, easy access to the A27 and A23 makes onward travel across Sussex and beyond convenient and efficient.

Schools

Families are particularly drawn to this area thanks to its outstanding education options. Both Dorothy Stringer and Varndean secondary schools are highly regarded and within easy walking distance, while Balfour Primary School and Downs Infant and Junior Schools offer strong early years provision.

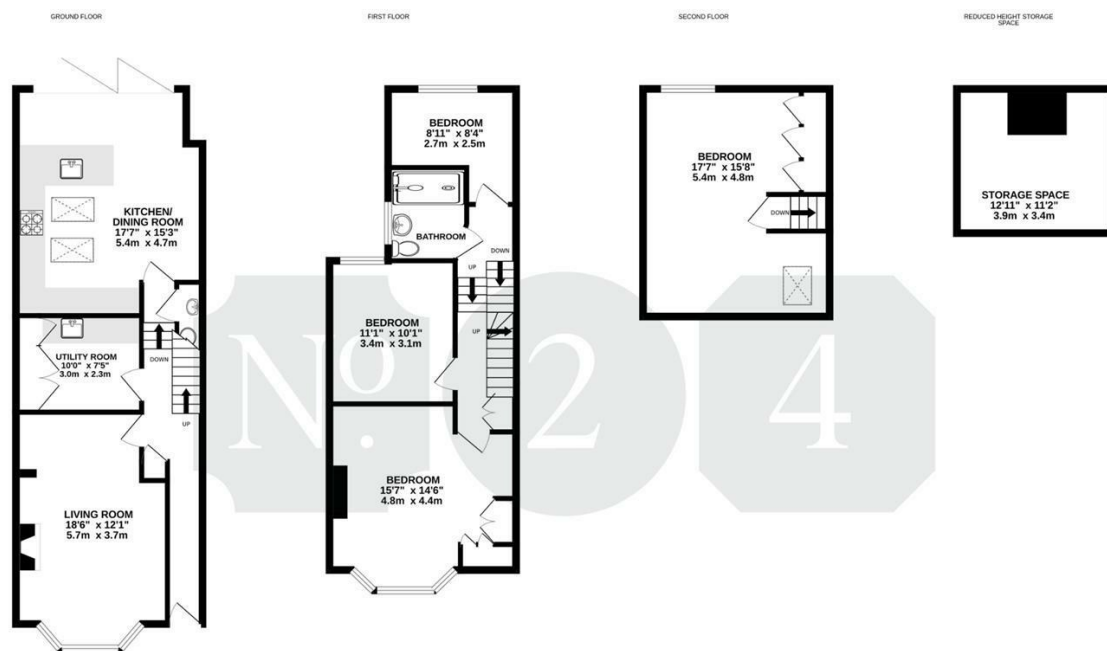
For independent education, Brighton College, Windlesham House, and Brighton & Hove High School are all within easy reach, making this location ideal for families seeking a broad range of educational options, from reception age through to college.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.







TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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