



Argyle Road, Brighton, BN1 4QB

welcome to

Argyle Road, Brighton

Set in the heart of Brighton close to Preston Circus, this beautifully presented four-bedroom period home offers versatile family accommodation over three floors, a rare and generous patio garden, and easy access to Brighton Station.



Nestled near Preston Circus in the heart of Brighton, this charming mid-terraced period home presents an exceptional opportunity for vibrant family living. Spread thoughtfully over three storeys, the property combines timeless character with practical versatility - ideal for those who work from home or require flexible living arrangements.

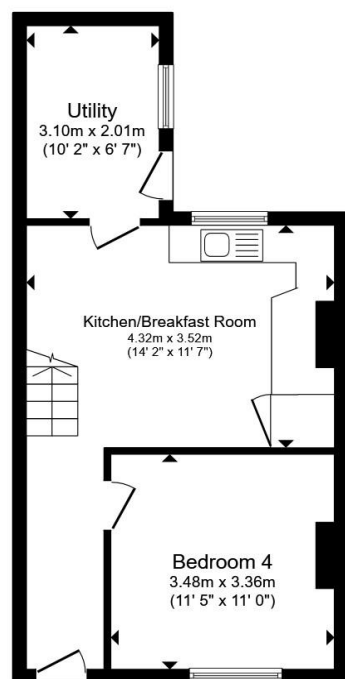
Step inside to discover four spacious double bedrooms, ensuring everyone enjoys both comfort and privacy. A well-appointed, modern bathroom serves the household with contemporary style and convenience. The reception areas offer plenty of space for relaxing or entertaining, while original architectural features evoke the warm heritage of this well-lived-in family home.

Outside, a generously proportioned rear patio garden provides an enviable retreat almost unheard-of for the area - perfect for alfresco dining, gardening or simply unwinding with a book beneath the sun. The property's elevated position ensures access to plentiful natural light across all floors.

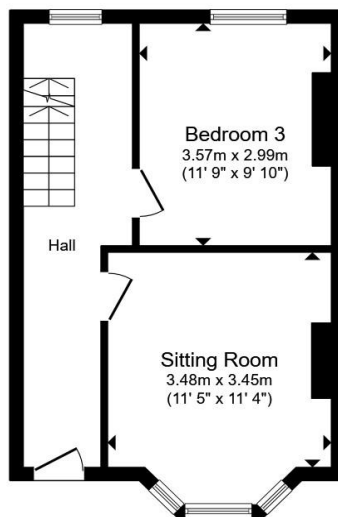
The location truly sets this home apart, placing residents' moments from Preston Circus - a thriving hub known for its indie cafes, excellent restaurants, and vibrant social scene. For commuters and adventurers alike, Brighton train station is just a short stroll away, offering rapid connections to the city centre, London, and beyond.

This appealing property blends period elegance with contemporary convenience, set amidst the very best of Brighton life.

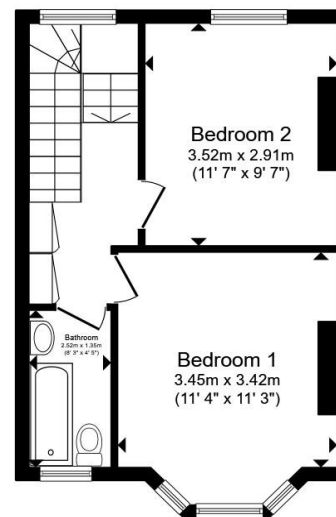
AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 111.1 m² (1,196 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

welcome to

Argyle Road, Brighton

- FOUR DOUBLE BEDROOMS
- FLEXIBLE ACCOMMODATION
- POPULAR PRESTON CIRCUS LOCATION
- ARRANGED OVER THREE FLOORS
- REAR PATIO GARDEN
- EXCELLENT TRANSPORT LINKS TO LONDON

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

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106883



Property Ref:
PRP106883 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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