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Campbell Road, Brighton, East Sussex, BN1 4QD

Mishon Mackay are proud to present this impressive and expansive three/four bedroom residence located on Campbell Road in the heart of vibrant Brighton. This unique property boasts the added convenience of two separate entrances, providing accessibility from both the raised ground floor and the lower ground floor.

Upon entering the raised ground floor, you are welcomed into a well-lit lounge, bathed in healthy sunlight streaming through the large bay windows. Continuing on this level, a double bedroom, currently configured as a guest room and storage space, offers a versatile retreat for various needs. The main bathroom on this floor exudes modern elegance, featuring a stunning large bath, separate toilet and sink units, and an additional separate shower. The sleek design is complemented by a skylight, enhancing the space with even more natural light.

Ascending to the upper floor, two more double bedrooms await. The main bedroom benefits from bay windows, adding a touch of sophistication, while a separate W.C. provides convenience. The second bedroom features built-in storage and offers a picturesque view of the green and leafy garden, creating a serene and tranquil atmosphere.

The lower ground floor boasts a separate street entrance, enhancing the property's flexibility and convenience.

The large open-plan kitchen, dining, and lounge area seamlessly integrates the three areas, creating a fluid and functional living space. A standout feature is the separate utility room, leading to another separate W.C., providing added practicality to daily living.

French doors open to reveal the private garden, adorned with greenery, offering a peaceful retreat exclusively for your enjoyment.

This home on Campbell Road represents a perfect synthesis of modern design, convenience, and tranquillity, providing a unique opportunity for those seeking a spacious and adaptable home in the heart of Brighton.

You also have the added convenience of easy accessibility to the likes of Brighton and Preston Park Station for that all important commuter aspect, a whole host of local amenities to choose from as well as being within a walking distance to the likes of Seven Dials as well as Preston Park.



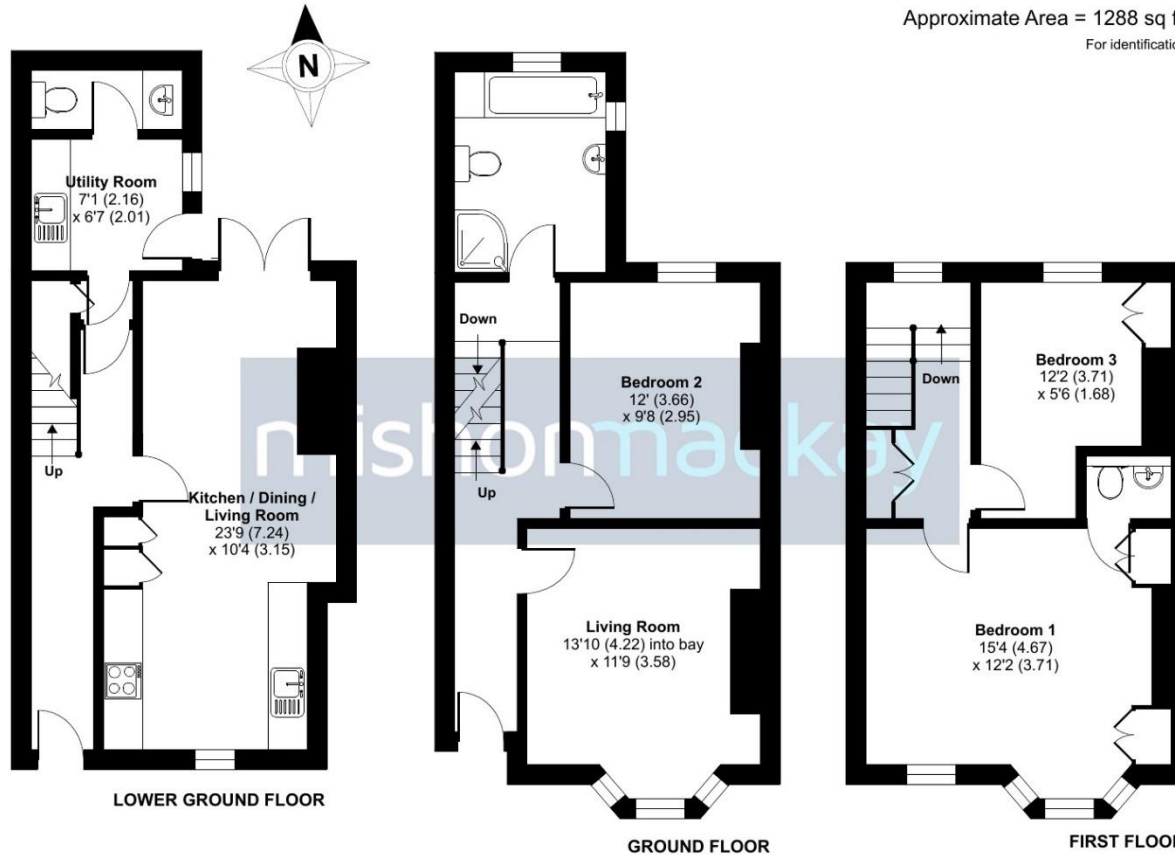
Campbell Road, Brighton, East Sussex, BN1 4QD
Freehold

Campbell Road, Brighton, East Sussex, BN1

Approximate Area = 1288 sq ft / 119.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.

RICS Certified Property Measurer
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Mishon Mackay - Brighton

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Council Tax: Band C

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