



LAUREL HOUSE

SUTHERLAND

Sutherland Road, Brighton  
£575,000

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## INTRODUCING

# Sutherland Road, Brighton

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms | 1245 Sq Ft  
| Potential to extend into loft (subject to consents)

Nestled on the peaceful Sutherland Road, this charming Victorian terraced house presents a superb opportunity for families and professionals seeking a blend of period character and contemporary comfort in Brighton. This property boasts three/four well-proportioned bedrooms, two modern bathrooms, and a spacious reception room, all recently updated with bright, neutral decor that creates an inviting and airy atmosphere throughout.

Upon entering, you are greeted by a welcoming hallway that leads into the main living areas. The reception room, a focal point of the home, benefits from a large west-facing bay window, flooding the space with natural light and offering a pleasant outlook. This versatile room provides ample space for both relaxation and entertaining, seamlessly blending period features with modern finishes. The thoughtful renovation ensures that the house is ready for immediate occupation, requiring no further work.

While not explicitly detailed, the kitchen is designed to complement the home's contemporary aesthetic, providing a functional space for culinary pursuits. Upstairs, the flexible layout allows for either three generous bedrooms and a dedicated study, or four comfortable bedrooms, catering to a variety of family needs. The two well-appointed bathrooms are finished to a high standard, offering convenience and style for busy households.





Virtually Staged





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One of the significant advantages of this property is its quiet yet incredibly convenient location. Sutherland Road offers a tranquil residential setting, while still providing excellent access to some of Brighton's most sought-after areas. Queen's Park, with its expansive green spaces and recreational facilities, is just a short stroll away, perfect for leisurely walks, picnics, or family outings. The vibrant independent shops, cafes, and restaurants of Kemp Town are also within easy reach, offering a lively community atmosphere.

For commuters and those needing to travel further afield, the property benefits from excellent transport links, with easy access to the A27 and A23, connecting you to London and beyond. Families will appreciate the proximity to highly regarded educational institutions, including the prestigious Brighton College. Furthermore, its close proximity to the Royal Sussex County Hospital makes it an ideal residence for healthcare professionals.

Adding to its appeal, this Victorian home offers significant potential for future expansion. Subject to obtaining the necessary planning consents, there is an opportunity to extend into the loft space, allowing for the creation of additional bedrooms or a master suite, further enhancing the property's value and living accommodation. This represents a fantastic chance to acquire a beautifully presented home in a prime Brighton location, combining period charm with modern living and future potential.







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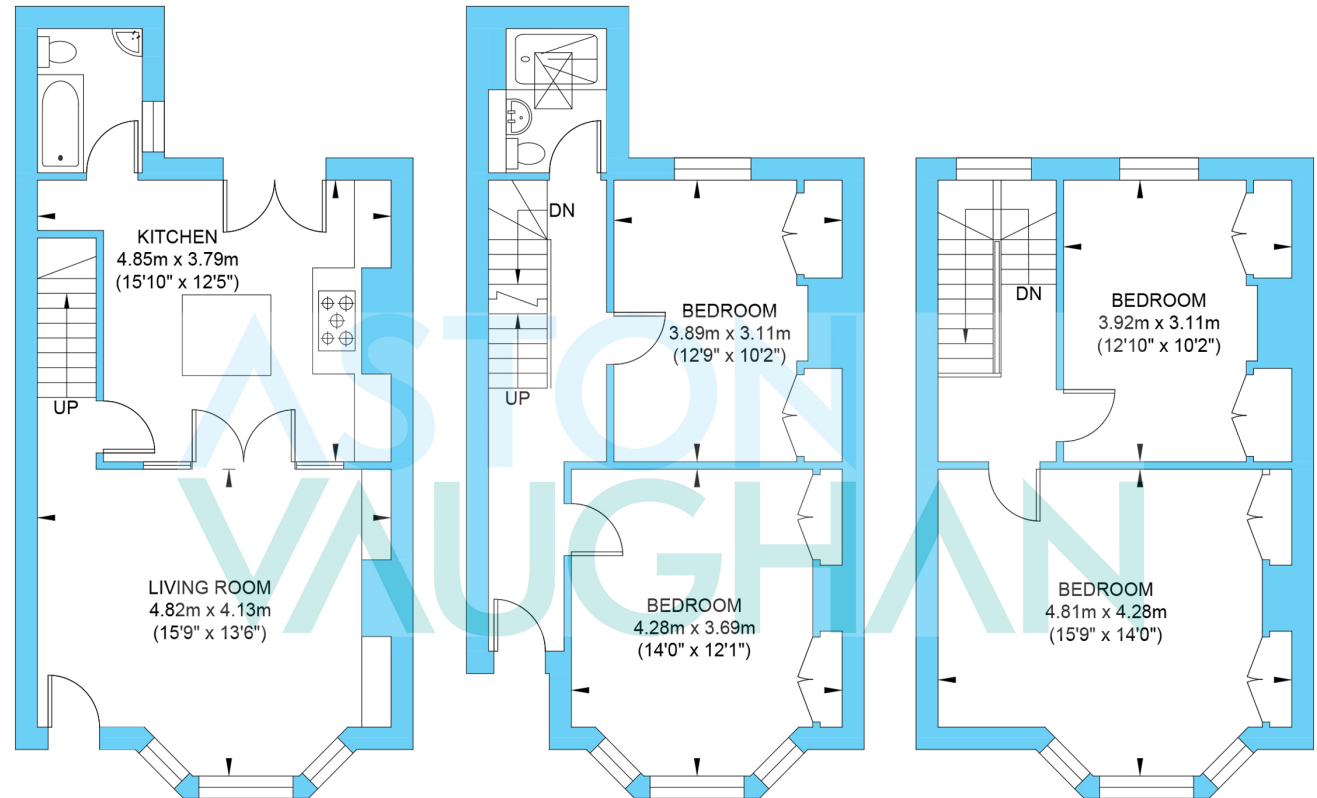
## Education:

Primary: Queens Park Primary, St Lukes Primary  
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC  
Private: Brighton College, Brighton College Prep, Roedean School

## Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this period property. The beach is down the road, and it is in the centre of the fashionable Kemp Town Village, which hosts Soho House and several café, bakeries and pubs. The Hospital and good schools including the award-winning Brighton College, alongside the law courts and Amex are within reach as is the Marina with its health club, cinema, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It is also close to several bus routes serving the city centre, coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far.

# Sutherland Road



Lower Ground Floor  
Approximate Floor Area  
428.29 sq ft  
(39.79 sq m)

Ground Floor  
Approximate Floor Area  
419.79 sq ft  
(39.0 sq m)

First Floor  
Approximate Floor Area  
396.97 sq ft  
(36.88 sq m)

Approximate Gross Internal Area = 115.67 sq m / 1245.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.