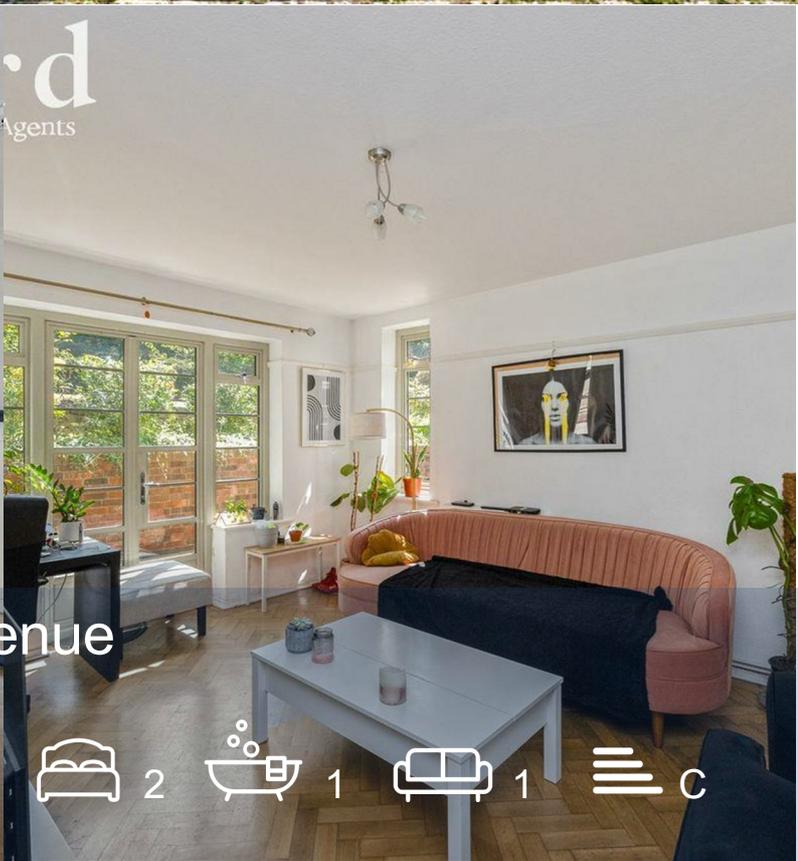


ard
Estate Agents



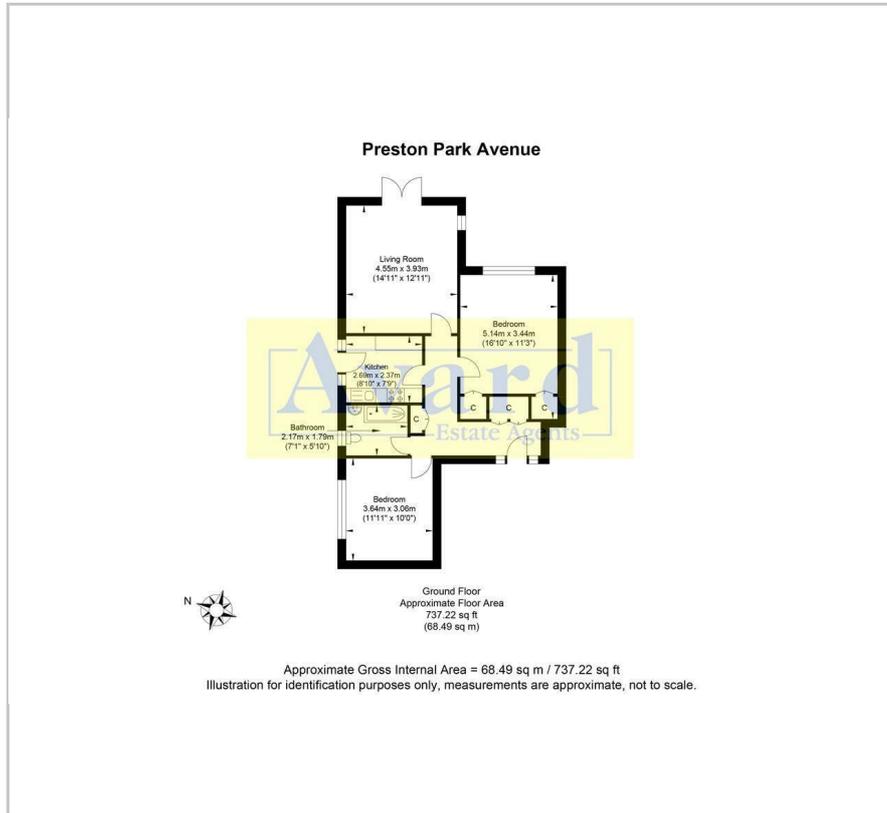
Park Court Preston Park Avenue

, Brighton, BN1 6HH

Guide price £400,000



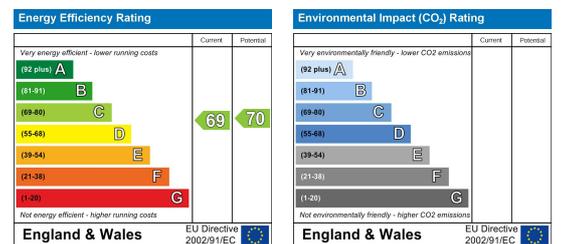
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Double Bedrooms
- Spacious Rooms
- Preston Park On Your Doorstep
- Parking Zone J
- No Onward Chain
- Communal Gardens
- Great Location For Commuters
- Art Deco Style

Nestled in the heart of Brighton, this charming flat is located on the prestigious Preston Park Avenue, within the renowned 'Golden Triangle'. Housed in the distinctive 'Art Deco' building known as Park Court, this property boasts a unique architectural style that adds character to the vibrant surroundings.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. With hallway, living room, bathroom, kitchen and two well-proportioned bedrooms, it offers ample space for comfortable living, making it an ideal choice for couples, small families, or professionals seeking a stylish home. The bathroom is conveniently situated, ensuring practicality for everyday use. This property also benefits from having a communal garden.

One of the standout features of this property is its prime location. Directly opposite the expansive Preston Park, residents can enjoy the beauty of green spaces right at their doorstep. The area is particularly popular with commuters, as it provides easy access to both road and rail transport links, including Brighton station, which is just a short distance away.

Furthermore, the vibrant London Road is nearby, offering an ever-growing selection of bars, cafes, restaurants, and shops, ensuring that all your daily needs and leisure activities are within easy reach also along with Fiveways with its coffee shops and local stores



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.