



Warleigh Road

, Brighton, BN1 4NS

£1,350 Per month



1



1

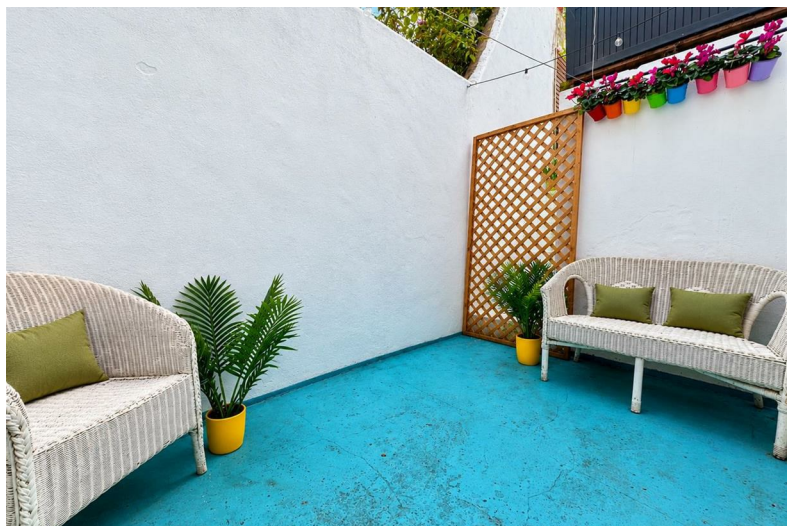


1



c

Warleigh Road



Description

Avard Estate Agents are delighted to offer to let this well-presented one-bedroom apartment, ideally situated within a highly sought-after residential area close to Preston Park and the vibrant amenities of Preston Circus.

The property is entered via a bright and welcoming hallway. To the front is a double bedroom with an attractive bay window with plantation shutters, allowing an abundance of natural light to fill the room.

Further along the hallway is useful storage space and a well-appointed bathroom comprising a bath, wash hand basin and WC.

To the rear of the property is a the living room, with a feature fireplace providing an attractive focal point. Patio doors allow plenty of natural light into the room and provide direct access to the private outside space.

Leading from the living room is the kitchen, fitted with a range of light-coloured wall and base units together with an oven, hob and extractor. A further door opens directly onto the private patio garden, providing an ideal space for outdoor dining, entertaining or simply relaxing during the warmer months.

The property is superbly positioned for the excellent selection of independent cafés, pubs, restaurants and local amenities found around Preston Circus, London Road and Fiveways. The open green spaces of Preston Park are also within easy reach.

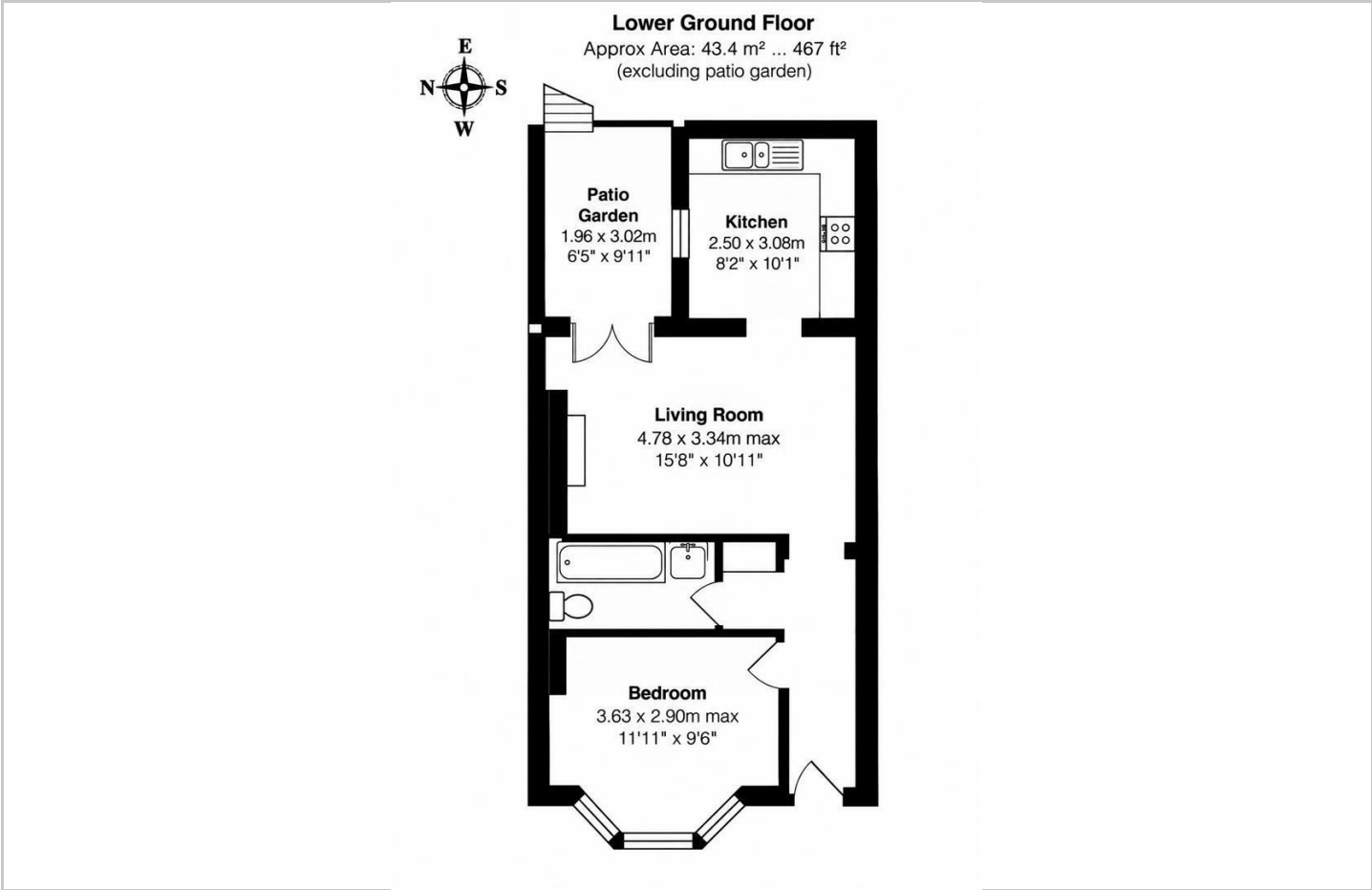
For commuters, both London Road Station and Brighton Mainline Station are conveniently accessible, offering excellent transport connections, including direct services to London. Brighton city centre and the seafront are also easily reached.

An attractive home in a popular and convenient Brighton location. Early viewing is highly recommended. Please contact Avard Estate Agents to arrange your viewing.

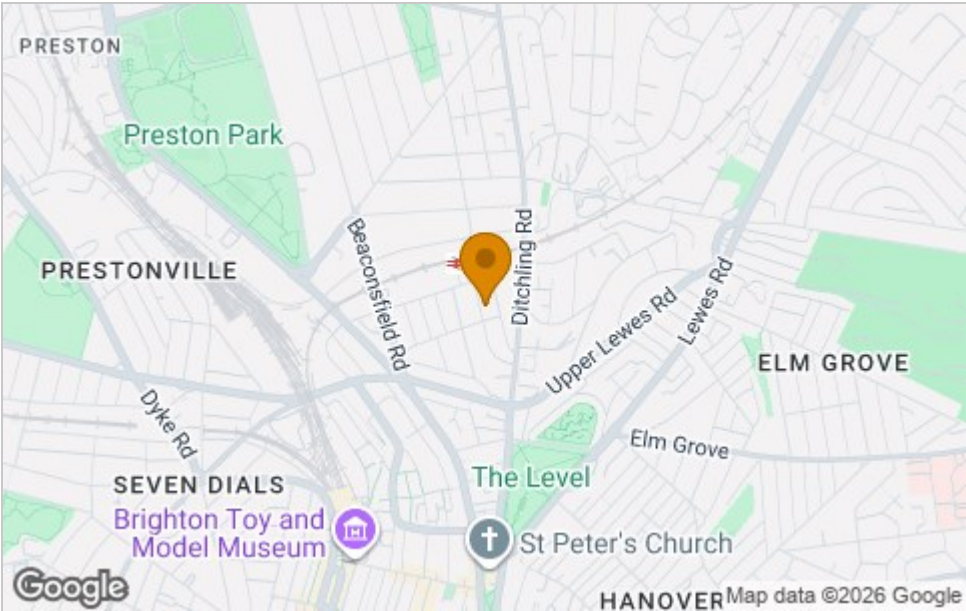




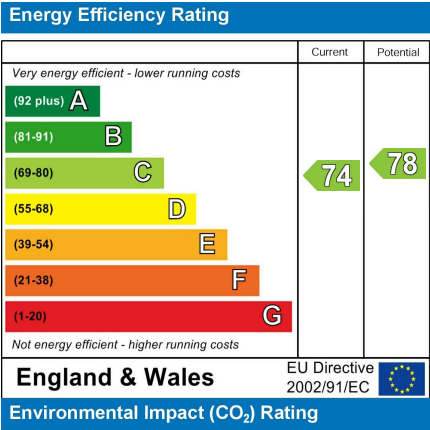
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.