



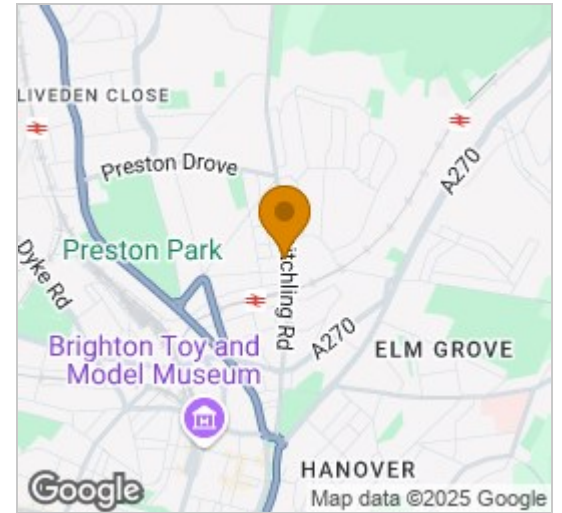
98a Rugby Road  
, Brighton, BN1 6ED  
**£1,150**



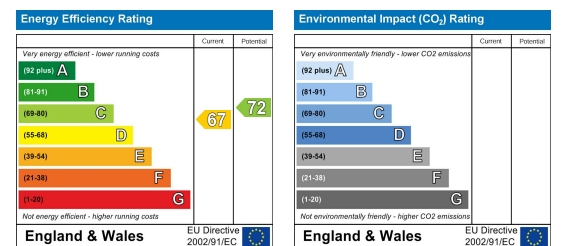
## Floor Plan



## 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.



Avard Estate Agents are pleased to offer to let this one-bedroom second floor flat having been newly decorated throughout with the benefit from having its own street entrance and forming part of this attractive period building. Situated in this highly sought-after tree lined residential road close to Fiveways and within the Preston Park Conservation Area. There is a wide range of local shopping including a Post Office, Chemist, Co-Op, Butcher, Baker and a range of popular coffee shops close by. Blaker's Park with its children's play area and the 65-acre Preston Park with Tennis Courts and Bowling Greens are just a short walk away as is Brighton Mainline & London Road Train Station with their commuter links to Gatwick Airport and London. City Centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant. This beautiful apartment comprises of own street entrance, hallway, stairs to landing, southerly aspect living room, southerly aspect kitchen, bathroom, master bedroom. Viewing is essential to appreciate this fabulous apartment, call to view.



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.