

Avard
Estate Agents



Preston Road

Brighton, BN1 4QE

Offers over £280,000
SHARE OF FREEHOLD





Description

Avard Estate Agents are delighted to present to the market this beautifully presented one-bedroom garden flat, occupying the lower ground floor of an attractive Victorian period building and benefiting from a share of the freehold. Offering spacious and well-maintained accommodation throughout, this charming home combines period character with modern living and is ideally positioned in one of Brighton's most convenient and sought-after locations.

The property is approached via its own private street entrance, leading into a generously sized entrance hallway that provides access to all principal rooms. To the front of the property is a bright and spacious living room overlooking the front garden, creating an attractive and welcoming reception space. The accommodation includes a newly fitted kitchen, a contemporary bathroom, a well-proportioned double bedroom featuring a comprehensive range of built-in wardrobes and direct access to the rear garden through glazed doors.

Externally, the property enjoys the rare benefit of a private west-facing garden, providing an ideal space for outdoor dining, entertaining, or simply enjoying the afternoon and evening sunshine.

Situated in a highly desirable central location, the property is within easy walking distance of Brighton Mainline Railway Station, making it perfect for commuters. The vibrant amenities of London Road are close by, including an excellent selection of independent cafés, restaurants, shops, supermarkets and the popular Open Market.

The property is also conveniently located for access to the city centre, North Laine district, Brighton seafront, local universities and hospitals. The beautiful green open spaces of Preston Park, with its tennis courts, café and historic manor house, are just moments away, while the nearby South Downs National Park and Devil's Dyke offer excellent opportunities for walking and outdoor recreation.

Call to view this beautiful property.

- Share Of Freehold
- Own Street Entrance
- Westerly Aspect Garden
- Newly Fitted Kitchen
- New Boiler Fitted 2026
- Close To Preston Park
- Ideal For Commuters
- Good Sized Living Room
- Doubled Glazed Windows
- Contemporary Fitted Bathroom With Separate Shower

Avard
Estate Agents



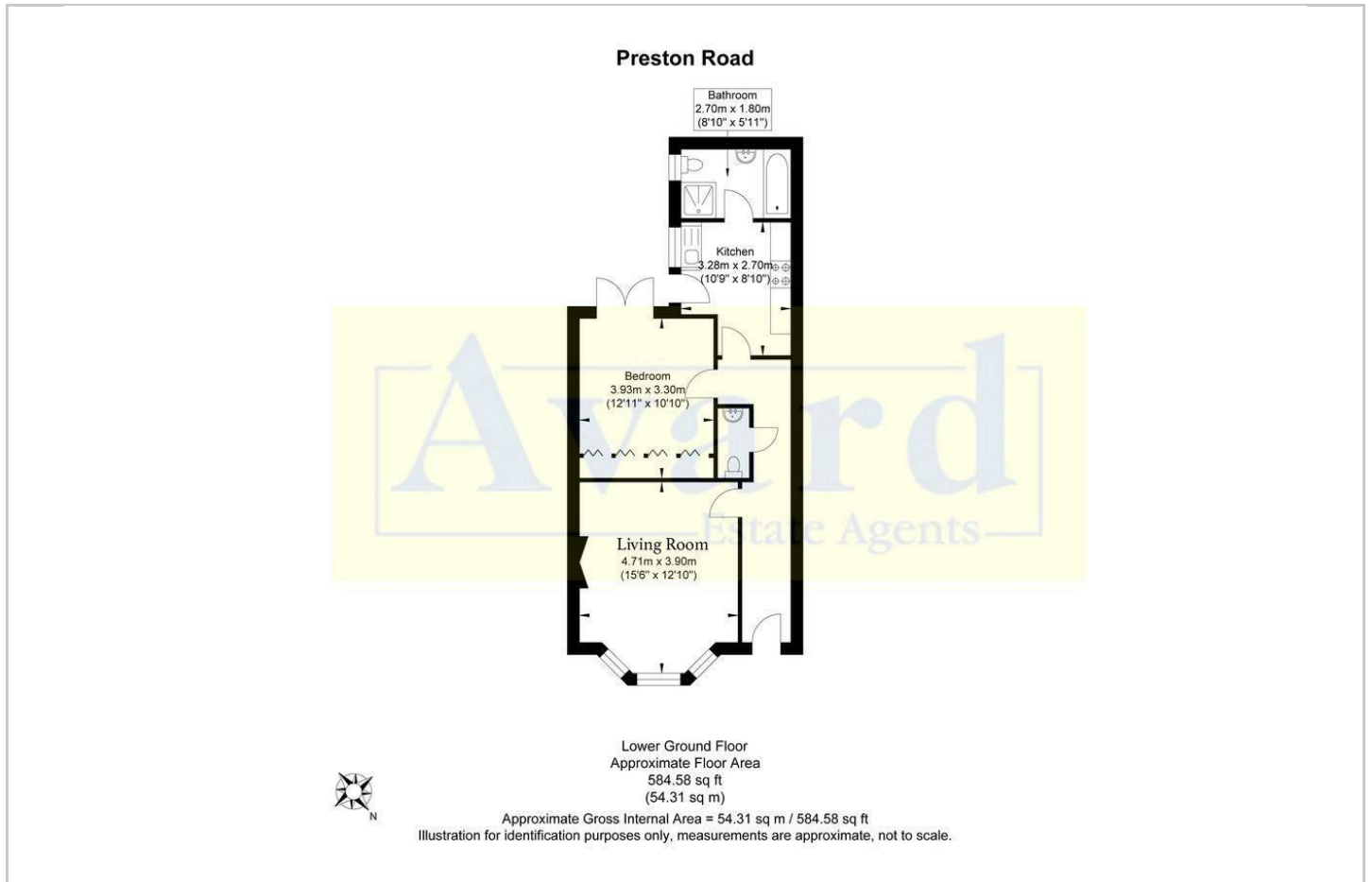
Avard
Estate Agents



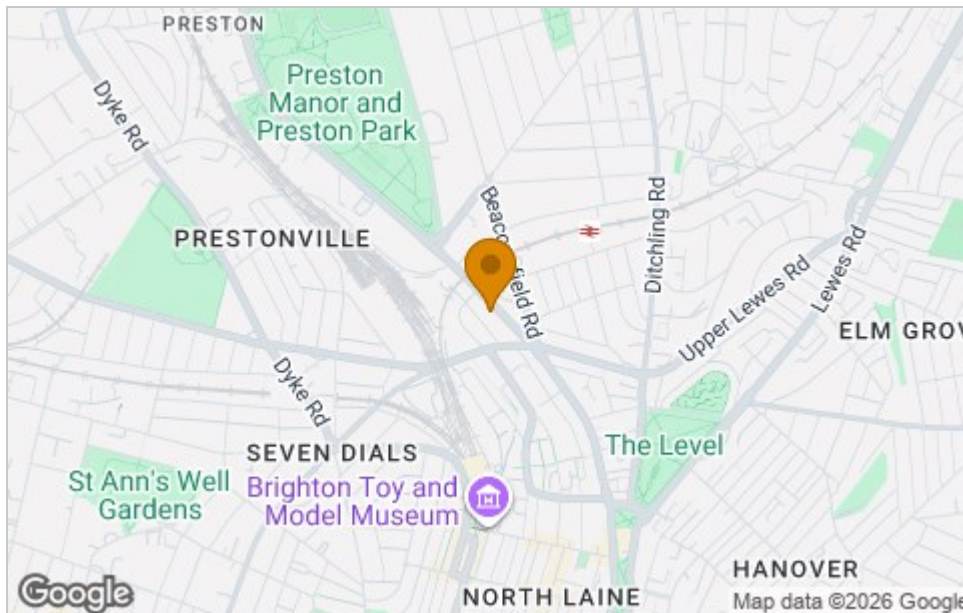
Avard
Estate Agents



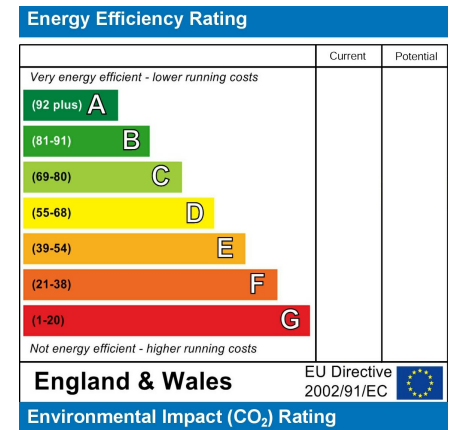
Floor Plan



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