



Prestonville Road

, Brighton, BN1 3TL

Asking price £400,000



Prestonville Road



Description

Avard Estate Agents are delighted to bring to the market this beautifully presented two-bedroom garden flat, forming part of an attractive Victorian period building in one of Brighton's most sought-after locations. Benefiting from a share of the freehold, this superb home combines period charm with stylish modern living.

Situated in the highly desirable Seven Dials area, the property is perfectly positioned within easy reach of an excellent selection of independent shops, cafés, bars and restaurants, including Small Batch Coffee, Le Gourmet Delicatessen, Flour Pot Bakery and the Co-op. Brighton Mainline Railway Station, offering direct commuter links to Gatwick Airport and London, is just a short walk away, while the city centre, seafront and the vibrant North Laine district are all within easy walking distance.

The property also enjoys convenient access to the green open spaces of St Ann's Well Gardens and Dyke Road Park, home to an open-air theatre, children's play area and beautiful rose gardens.

The accommodation comprises a private street entrance, welcoming hallway, an impressive living/dining room, two well-proportioned bedrooms, a modern fitted kitchen and a bathroom. To the rear is a stunning private garden, featuring a generous patio area and beautifully established shrub and flower borders, creating the perfect space for relaxing or entertaining.

This exceptional property offers an enviable combination of location, character and outdoor space, and must be viewed internally to be fully appreciated.

Early viewing is highly recommended – call Avard Estate Agents today to arrange your appointment.



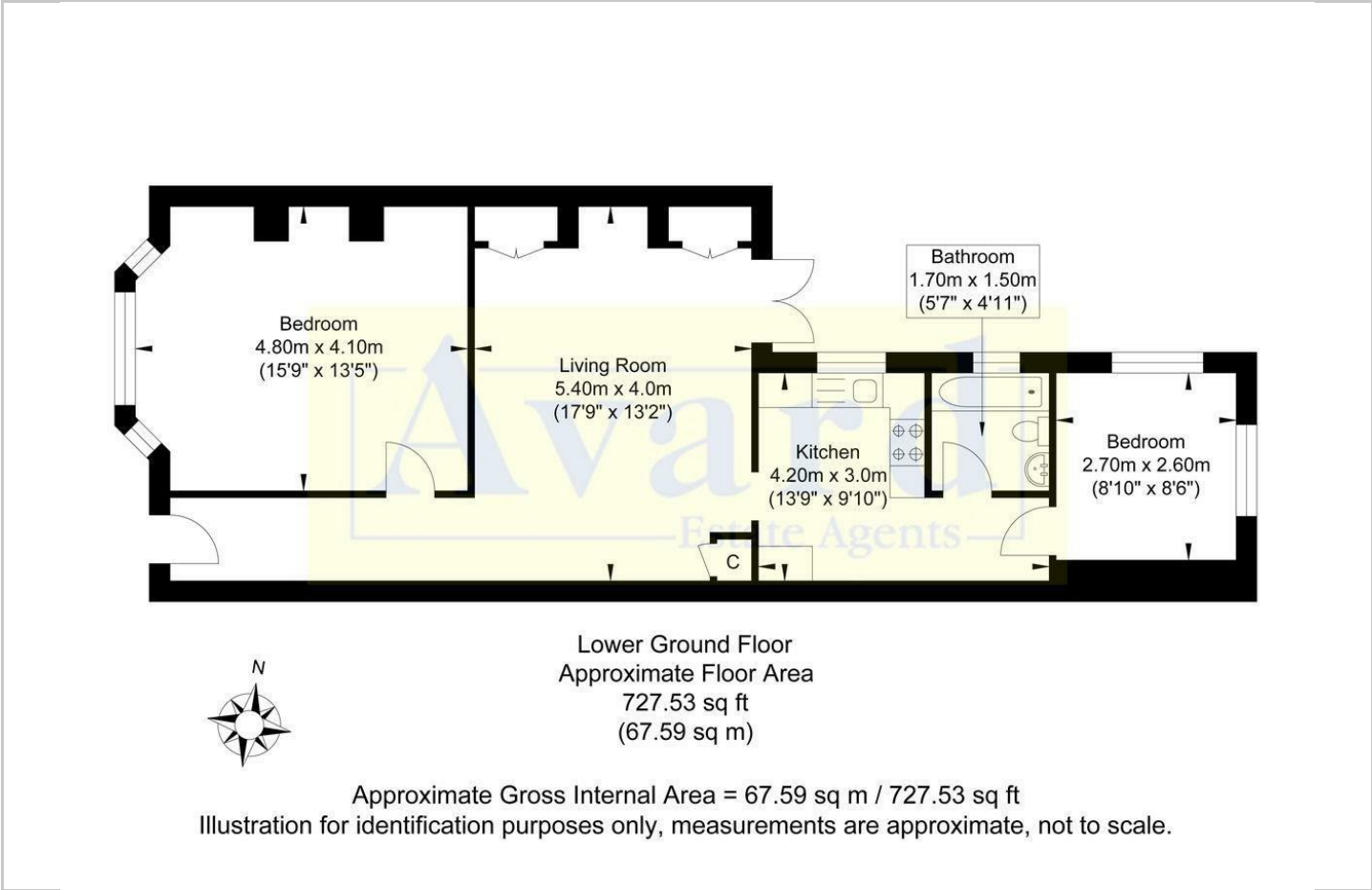
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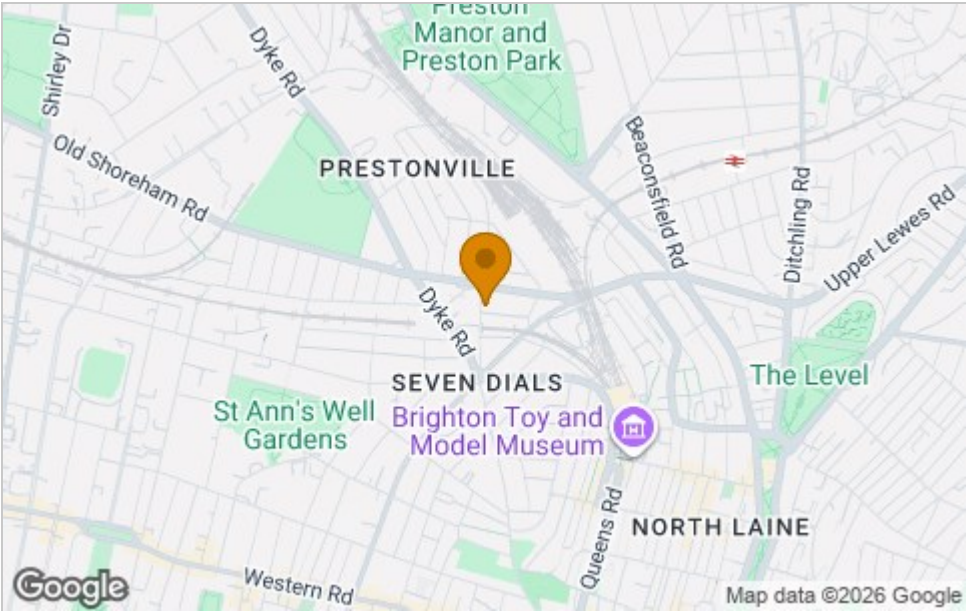
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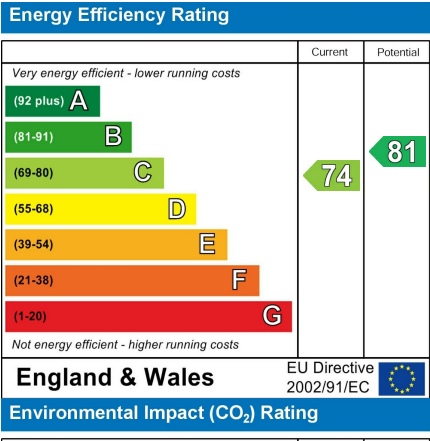
Floor Plan



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.

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