

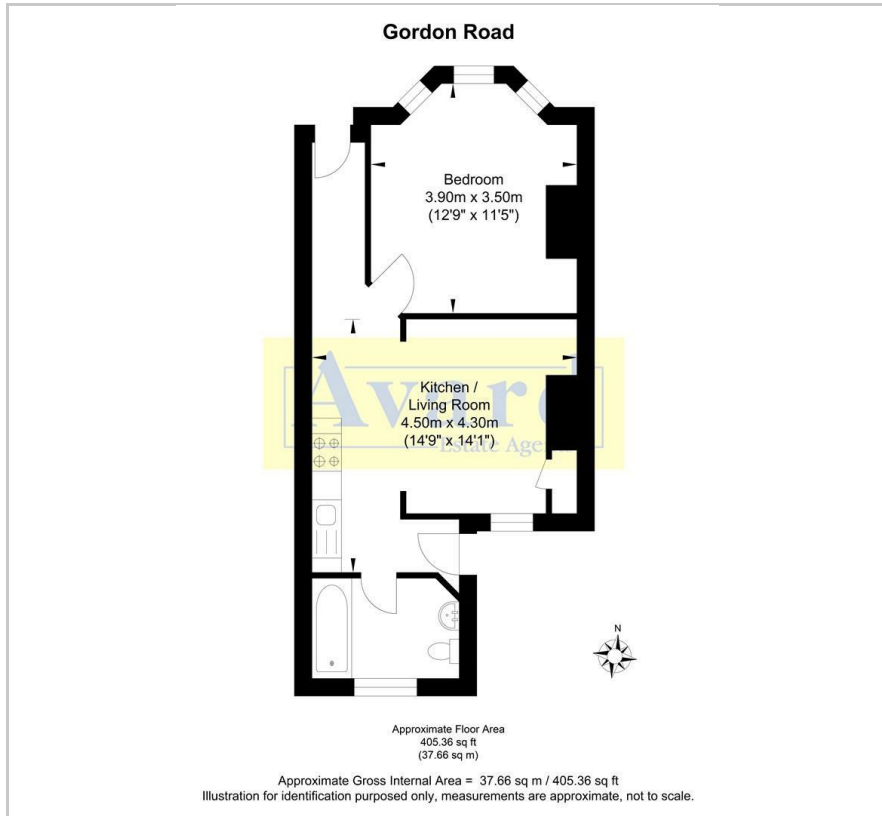
ard
Estate Agents



24 Gordon Road
, Brighton, BN1 6PD
£240,000



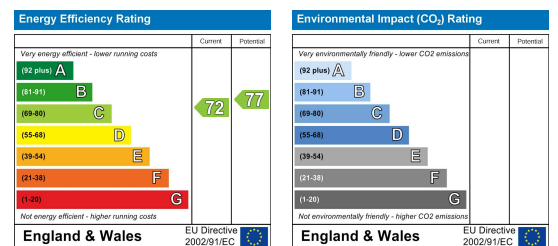
Floor Plan



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.



Avard estate agents are thrilled to present this charming 1-bedroom garden flat located on Gordon Road in the sought-after Preston Park area of Brighton. Situated in a beautiful period building, this newly refurbished property boasts a fantastic southerly aspect rear garden, perfect for enjoying the sunny days.

Upon entering the flat through its own street entrance, you are greeted by a modern open-plan layout featuring a newly fitted kitchen and living area. The bedroom is cosy and inviting, while the bathroom offers convenience and style. The highlight of this property is undoubtedly the large southerly aspect rear garden, providing a peaceful outdoor space to relax and entertain.

Conveniently located between Surrenden Road and Balfour Road, residents will find a wealth of local amenities right on their doorstep. For commuters, Preston Park station is just a short distance away, offering easy access to Gatwick Airport and London. Additionally, local bus transport on Surrenden Road provides a convenient link to the city centre, Brighton's famous seafront, and surrounding areas.

With double glazing throughout, a new boiler, new flooring, and freshly decorated interiors, this flat is ready to welcome its new owners. Furthermore, the new 999-year lease granted on completion adds an extra layer of security and peace of mind to this already attractive property.

Blakers Park and Preston Park, both offering recreational facilities, are within close proximity, making this flat an ideal choice for those seeking a blend of urban convenience and green spaces. Don't miss the opportunity to make this lovely flat your new home in vibrant Brighton!



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.

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