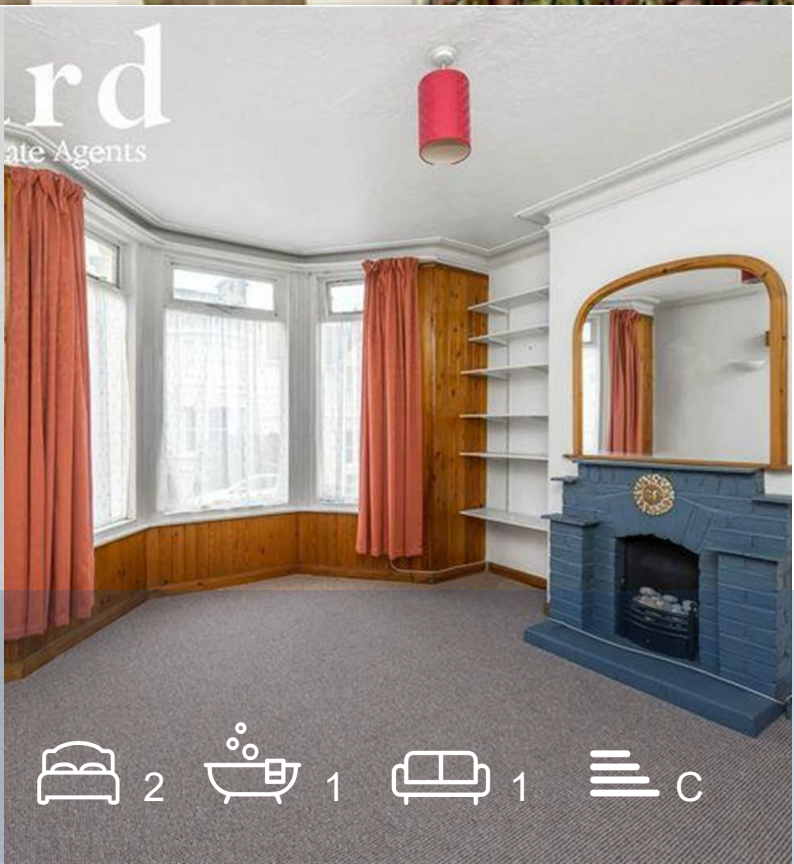


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Estate Agents



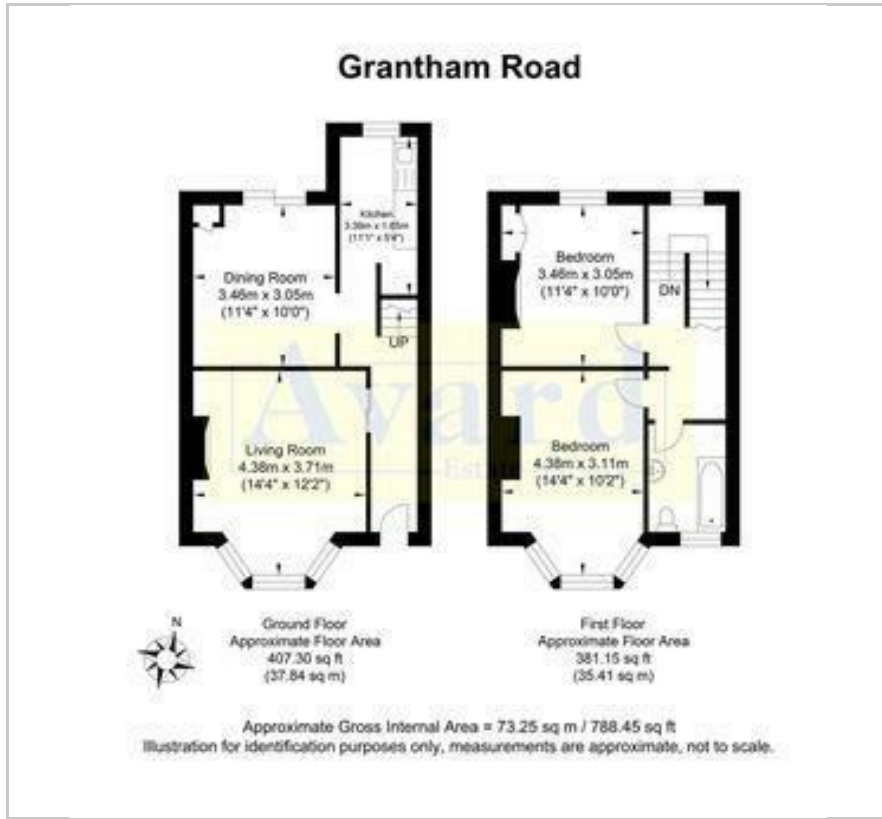
11 Grantham Road

, Brighton, BN1 6EE

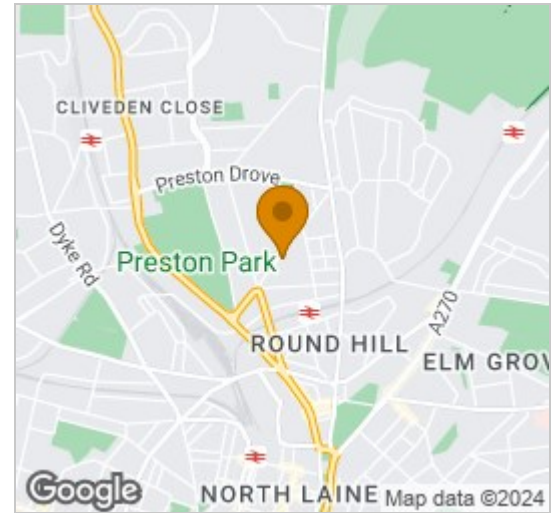
£1,595



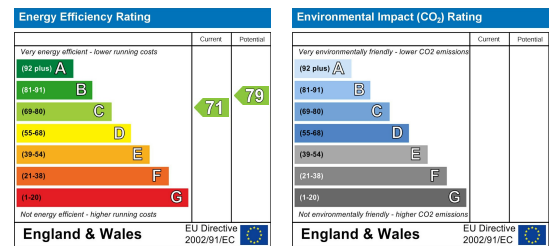
Floor Plan



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 delighted to offer to let this 2 bedroom 2 reception room maisonette with rear garden and own street entrance. Situated in the heart of the sought after Preston Park Conservation Area with Preston and Blakers Parks close by. The property is located in the popular Grantham Road between the Fiveways and the 'Preston Circus' area of Brighton. It is also only a stroll away from Down's junior and infant schools which have an excellent reputation, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City centre. The area has many popular gastro pubs including the 'The Roundhill', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis coffee shops, a butcher and a baker at your disposal. Brighton mainline and London Road train stations are within walking distance with their commuter links to Gatwick Airport and London. Accommodation comprises of on raised ground floor, own street entrance, hallway, living room, dining room, kitchen. Stairs the first floor 2 bedrooms, landing and bathroom. Outside the property is a rear garden.



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.