

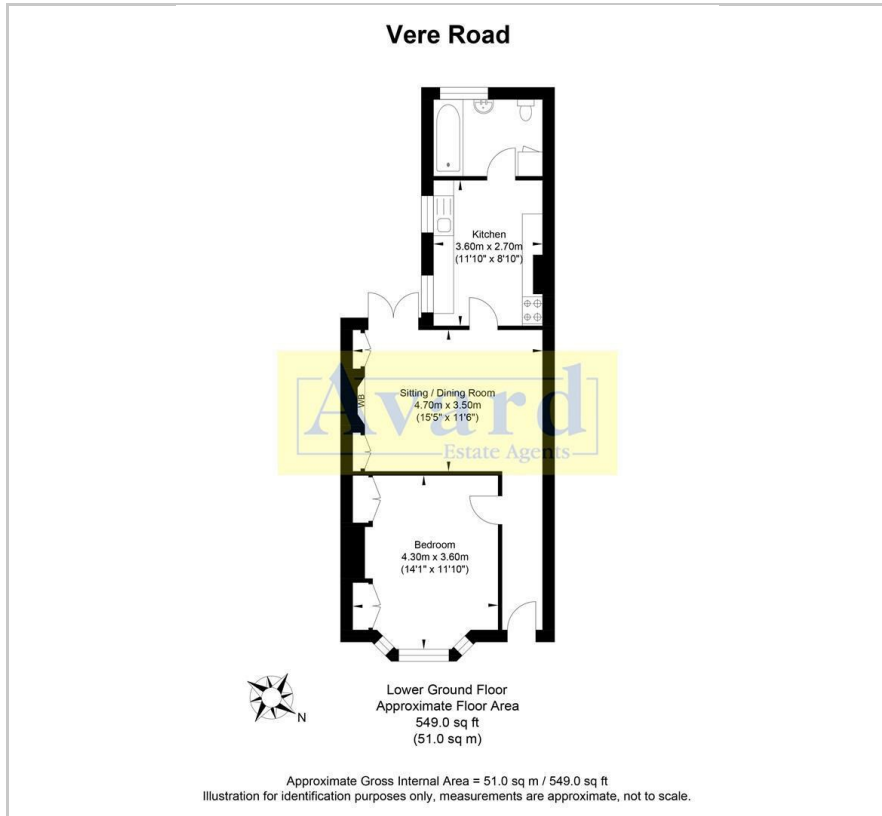
ard
Estate Agents



53B Vere Road
Brighton, BN1 4NQ
Guide price £300,000



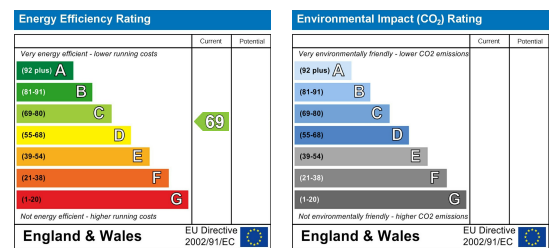
Floor Plan



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.

- Large 1 Bedroom Flat
- Share Of Freehold
- Great Location For Commuters
- Perfect First Time Purchase
- Own Street Entrance
- Parking Zone J
- Excellent Order Throughout
- Must Be Viewed

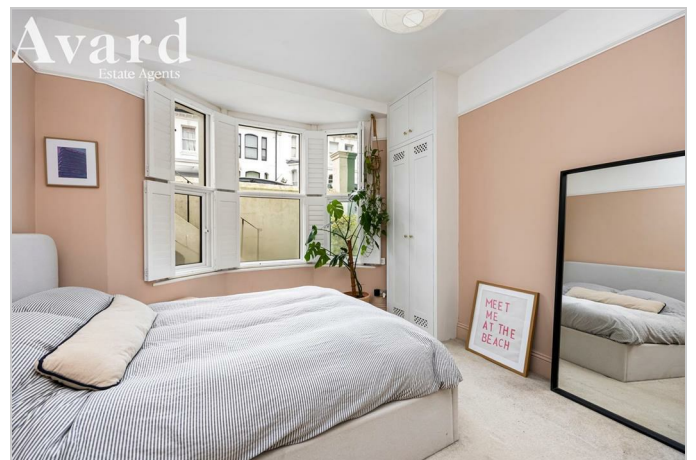
Guide Price £300,000-£315,000

Avard Estate Agents are pleased to offer for sale this well-presented one-bedroom flat with a fabulous private garden, occupying a sought-after position in the popular Preston Circus area of Brighton. The property benefits from excellent transport links, with Brighton Mainline Station and London Road Station both within easy reach, making it ideal for commuters and also has the benefit in having a share of the freehold.

We are delighted to present this attractive and well-maintained one-bedroom garden flat, ideally located within this highly desirable residential area close to Preston Circus. The property is conveniently positioned for a wide range of local amenities, including independent shops, cafés, and well-regarded local schools, while Brighton city centre and the seafront are both within comfortable walking distance.

The accommodation is arranged to provide well-proportioned and versatile living space throughout. There is a good-sized double bedroom offering ample room for storage, a spacious and bright living/dining room ideal for both relaxing and entertaining, a modern fitted kitchen with a range of wall and base units, and a contemporary bathroom finished to a good standard.

Further benefits include a private street entrance, enhancing the feeling of independence, and a pleasant private rear garden which provides valuable outdoor space — ideal for outdoor dining, gardening, or simply



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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