



18 Grantham Road
, Brighton, BN1 6EE

£220,000



18 Grantham Road



Description

GUIDE £220,000 to £230,000

Award Estate Agents are delighted to present this charming one-bedroom first-floor flat, situated in the highly sought-after Preston Park Conservation Area on Grantham Road, Brighton. This property offers an ideal combination of convenience and tranquility, making it perfect for individuals or couples seeking a peaceful retreat while remaining close to the vibrant city life.

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable living room, an inviting space perfect for relaxation or entertaining guests. The well-appointed kitchen provides all the necessary amenities for your culinary needs, while the serene bedroom offers a restful haven. The conveniently located bathroom ensures that all essential facilities are easily accessible.

Nestled between the lively Fiveways and the bustling Preston Circus area, this flat is just a short stroll from the picturesque Preston and Blakers Parks, ideal for leisurely walks or delightful picnics. Families will appreciate the close proximity to Down's junior and infant schools, which are renowned for their excellent reputation.

The vibrant atmosphere of central Brighton is easily reachable, whether you prefer a pleasant walk or a quick bus ride into the city centre. The surrounding area boasts a variety of popular gastro pubs, such as the Roundhill, Signalman, and Open House, alongside an array of local shops and supermarkets on nearby Lewes and London Road. The ever-popular Fiveways is also within easy reach, offering delightful delis, coffee shops, and local bakeries.

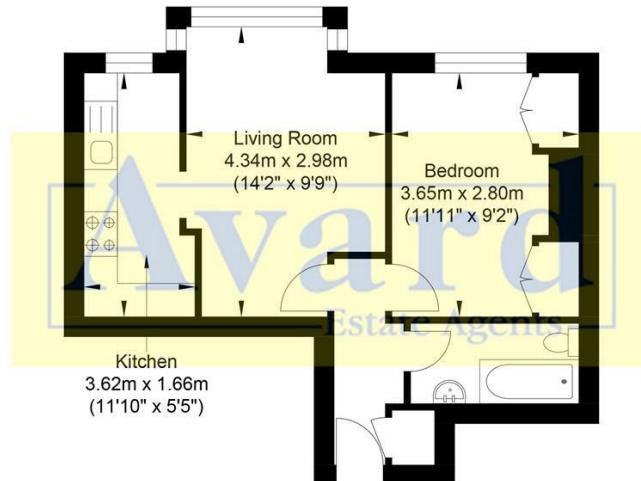
For those commuting, Brighton mainline and London Road train stations are within walking distance, providing excellent transport links to Gatwick Airport and London. This flat is a rare find in a desirable location, and we invite you to contact us to arrange a viewing and experience the charm of this delightful property for yourself.





Floor Plan

Grantham Road



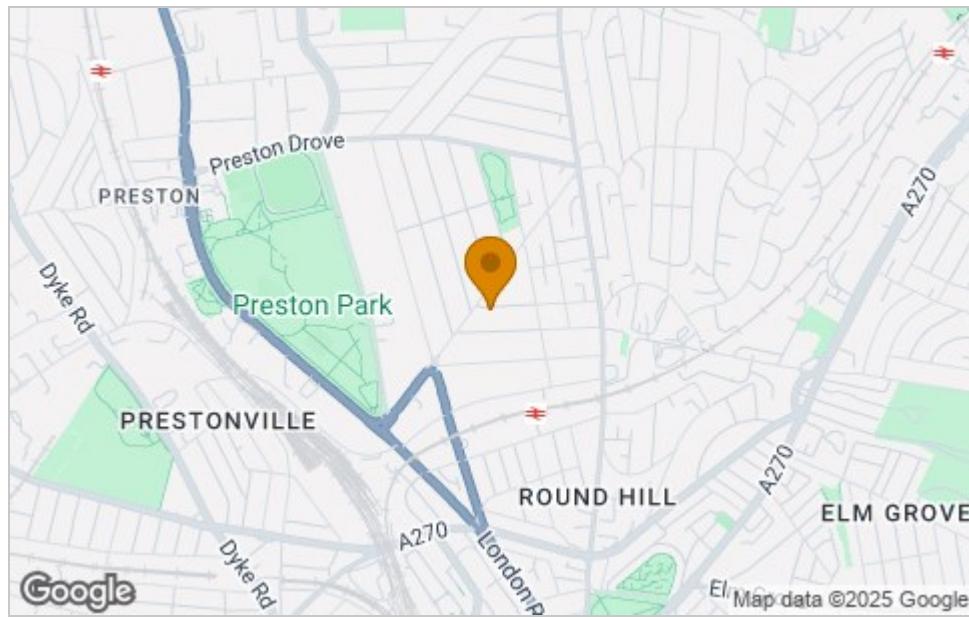
Ground Floor
Approximate Floor Area
373.07 sq ft
(34.66 sq m)



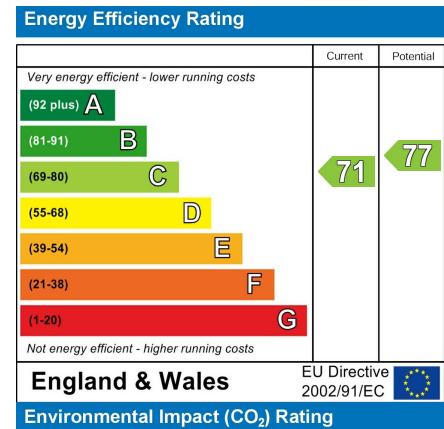
Approximate Gross Internal Area = 34.66 sq m / 373.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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