

ard
Estate Agents



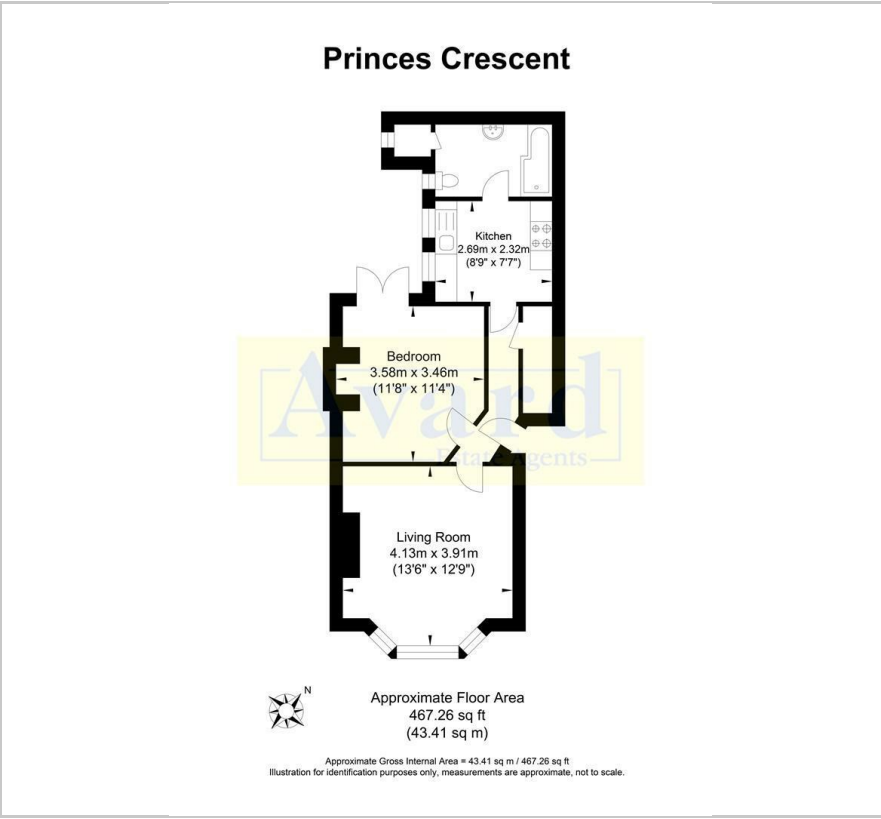
81 Princes Crescent

, Brighton, BN2 3RA

£1,300



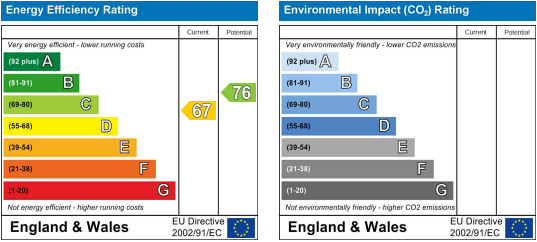
Floor Plan



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 pleased to offer for let this 1 bedroom ground floor flat with rear patio garden having been updated by current vendors to a high standard with a high level of attention to detail. Forming part of this Victorian period building situated in this highly desirable Roundhill Conservation Area which is located between 'the Fiveways' and the popular 'Preston Circus'. It is only a short stroll from Down's junior, infant schools and is in the catchment area for Dorothy Stringer and Varndean school which both have excellent reputations. The area has many well-known gastro pubs including the, 'The Roundhill', 'Signalman' and the 'Open House' nearby. Extensive shopping opportunities arise to suit all of your needs nearby at the popular Fiveways including a post office, butcher, greengrocer, hair salon, coffee shops and bakery to name a few. It is just a stone's throw away from the hustle and bustle of the City, yet is just distant enough to maintain a quiet and more peaceful feel. The diverse central Brighton is close enough for a relaxed stroll or a short ride into the City Centre on one of the many available bus routes. Nearby, both Lewes Road and London Road have an abundance of local shops and supermarkets to suit every requirement, along with Preston Circus with its coffee shops and bars which are just around the corner. Brighton mainline station and London Road train station with their commuter links to London, Gatwick and beyond are with in walking distance. Accommodation comprises of on the ground floor, hallway, living room, bedroom, modern kitchen and bathroom. Outside is a rear patio 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 firms employment has the authority to make or give any representation or warranty in respect of the property.