



23 Preston Park Avenue

Brighton, BN1 6HL

Guide price £400,000 to £425,000





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Description

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Avard Estate Agents are delighted to present this charming two-bedroom ground floor flat located on Preston Park Avenue in the heart of Brighton's prestigious Golden Triangle. This beautifully apartment is part of a Victorian villa and offers direct access to a well-maintained communal rear garden, complete with a picturesque curved brick pathway leading to the grand entrance hall.

Upon entering, you will find a welcoming hallway that leads to a spacious living room, perfect for relaxation and entertaining. The modern fitted kitchen is a highlight, featuring underfloor heating for added comfort, while the newly installed bathroom, also with underfloor heating, includes a convenient shower. Both double bedrooms are generously sized, providing ample space for rest and personalisation.

The property benefits from a garage, adding to the convenience of this lovely flat. Situated in a highly sought-after residential area, this location is adjacent to the renowned Preston Park, famous for its stunning clock tower and expansive green spaces. The park offers a variety of facilities, including tennis courts, bowling greens, and a cycle velodrome, making it an ideal spot for outdoor activities and family outings.

Commuters will appreciate the flat's proximity to three train stations—London Road, Preston Park, and Brighton—each less than a mile away, ensuring easy access to Gatwick and London. Local shopping options abound in nearby Preston Drove, Fiveways, and the bustling London Road, which boasts an impressive array of restaurants, cafes, and shops.

This delightful flat is a perfect blend of modern living and classic charm, making it a must-see for anyone looking to enjoy the vibrant lifestyle that Brighton has to offer. We invite you to arrange a viewing to fully appreciate this exceptional property.

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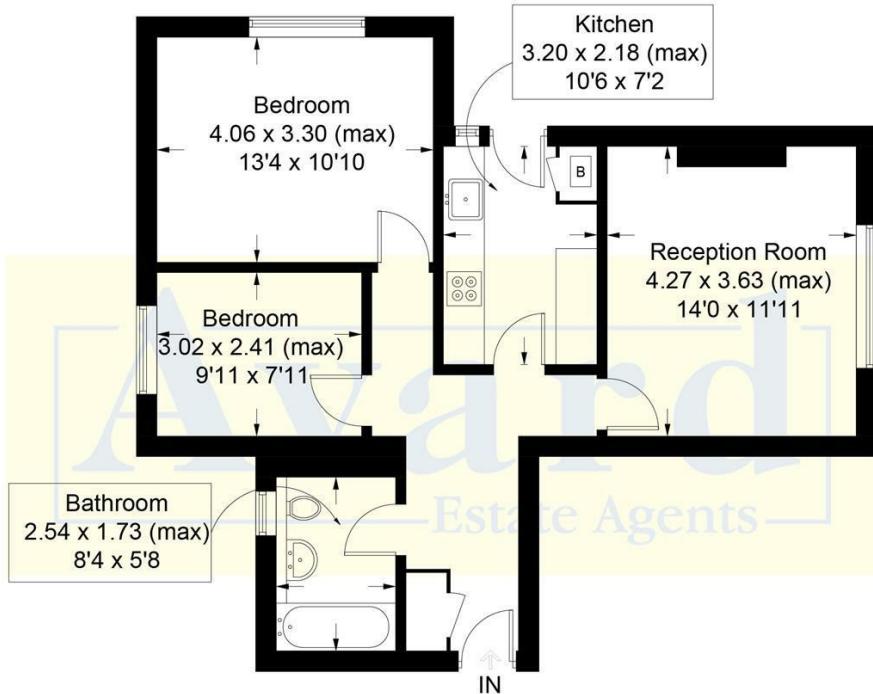


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Floor Plan



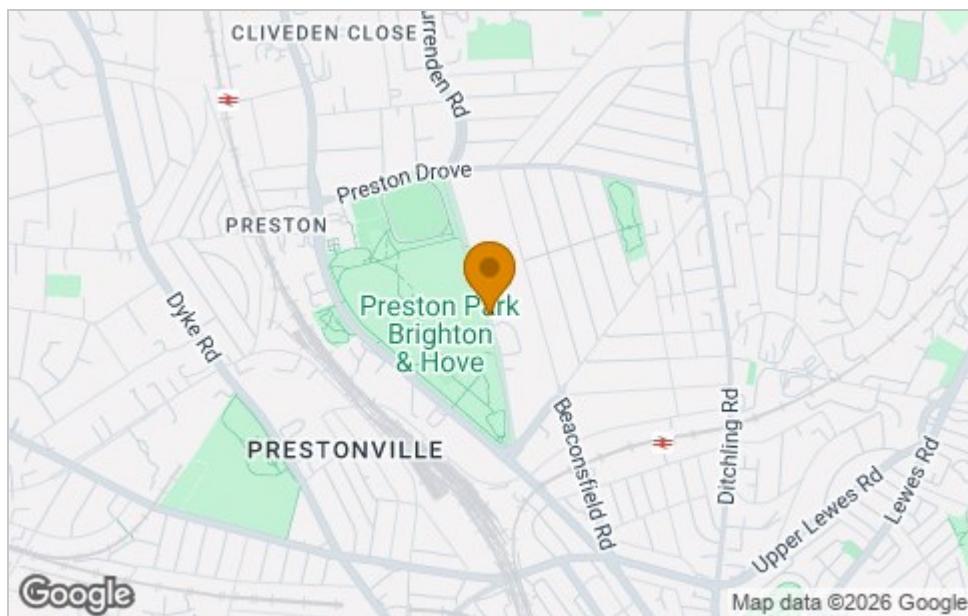
Ground Floor

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft

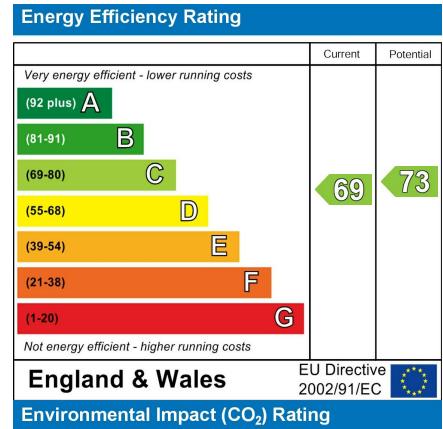
Illustration for identification purposes only,
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Area Map



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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