



## Preston Road, Brighton, BN1 6AF

**£975 Per month**



- Large Studio Room
- Fitted Bathroom Suite
- Minutes away from Preston Park
- Viewing Advised
- Available January 2026



- Separate Kitchen
- Built in storage
- Close to local Amenities
- Unfurnished

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### Summary

UNFURNISHED, GOOD SIZE STUDIO FLAT OPPOSITE PRESTON PARK - GREAT LOCATION!

Upon entering, you are greeted by a well-designed studio layout that maximises the available space, creating a versatile living area that can be easily adapted to suit your needs. The separate kitchen provides a convenient space, while the separate bathroom offers privacy and functionality. One of the highlights of this property is the built-in storage, providing ample room to keep your belongings neatly organised and out of sight, helping you maintain a clutter-free living space.

Situated near the picturesque Preston Park, this property enjoys a great location that offers easy access to green spaces, local amenities, and excellent transport links, making it a perfect choice for those seeking a convenient lifestyle in Brighton.

### Studio Room

16'1" x 13'8" (4.92 x 4.18)

Large Studio Room. Bright Dorma.

### Kitchen

14'0" x 6'0" (4.28 x 1.85)

Beech effect units. Dark Grey Worktop. White Goods not included.

### Bathroom

10'2" x 4'10" (3.10 x 1.49)

Bath with over head Shower. Wash hand basin. Mirrored cabinet. W/C

### Useful Information

Council Tax - A

Parking Zone - J

EPC - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

