



Preston Road, Brighton, BN1 6AF
£995 Per month



- Large studio room
- Fitted bathroom suite
- Minuets away from Preston Park
- Viewing advised
- Available now!



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

