



## Preston Road, Brighton, BN1 6AF

**£1,450 Per month**



- Unfurnished
- Modern
- Great location
- Gas central heating



- Two double bedrooms
- Open-plan living
- Parking space

# Preston Road, Brighton, BN1 6AF

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### Summary

Welcome to this charming property located on Preston Road in the vibrant city of Brighton. This modern flat boasts a delightful blend of character and contemporary features. The two double bedrooms offer ample space for a growing family, guests, or even a home office. Situated in a great location, this property offers convenience and accessibility to all that Brighton has to offer. Whether you fancy a leisurely stroll along the beach, exploring the bustling city centre, or enjoying the vibrant nightlife, everything is just a stone's throw away. One of the standout features of this property is the parking space, a coveted amenity in a bustling city like Brighton. Additionally, the small patio area provides a lovely outdoor space where you can enjoy a morning coffee or soak up the sun on a lazy afternoon.

Don't miss the opportunity to make this property your own and experience the best of Brighton living. Contact us today to arrange a viewing and take the first step towards calling this wonderful flat your new home.

**Open Plan Lounge and Kitchen**  
12'5" x 13'1" (3.81 x 4)

Council Tax Band: A  
EPC: C

**Bedroom 1**  
13'8" x 8'0" (4.18 x 2.45)

**Bedroom 2**  
9'4" x 9'11" (2.85 x 3.04)

**Bathroom**

**Utility Room**

**Patio**

**Useful Information**  
Parking Zone: J

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

