



Preston Park Avenue, Brighton, BN1 6HJ

£1,500 Per month



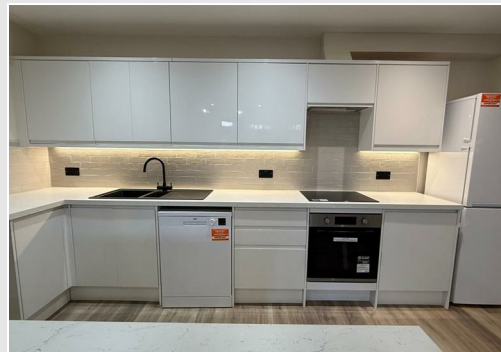
- Newly Refurbished
- Open Plan Kitchen and Living Room
- Attractive period building
- Available now



- 2 Double bedrooms
- Opposite Preston Park
- Local amenities nearby

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Summary

Nestled in the vibrant area of Preston Park Avenue, Brighton, this newly modernised flat offers a delightful blend of comfort and contemporary living. Spanning an impressive 876 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples or small families.

As you enter, you are welcomed by a large entrance hall with ample space for coat and shoe storage. The bright and airy open-plan living and kitchen area, which is perfect for both relaxation and entertaining, includes a large breakfast bar which adds a touch of elegance and functionality, creating a wonderful space for casual dining or social gatherings. The sleek shower room has been thoughtfully designed, providing a refreshing and modern touch to your daily routine. The master bedroom is very well sized and the second bedroom would be ideal for a child's bedroom or home office.

One of the standout features of this property is its prime location, situated directly opposite the picturesque Preston Park. This green oasis offers a perfect escape for leisurely strolls, picnics, or outdoor activities, enhancing the overall appeal of the flat.

Open Plan Kitchen and Lounge

24'7 x 14'9 (7.49m x 4.50m)

Modern kitchen with breakfast bar, Fridge freezer

Council Tax - C

Parking Zone - J

EPC - TBC

Bedroom 1

14'9 x 13'1 (4.50m x 3.99m)

Large double bedroom

Bedroom 2

15'1 x 8'6 (4.60m x 2.59m)

L shaped bedroom

Shower Room

Modern Suite with shower cubicle, sink with storage cupboard, toilet

Useful information

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	

