



TRUEMANS



Cumberland Road, Brighton, BN1 6SL

TRUEMANS - **Guide Price £800,000 - £850,000**

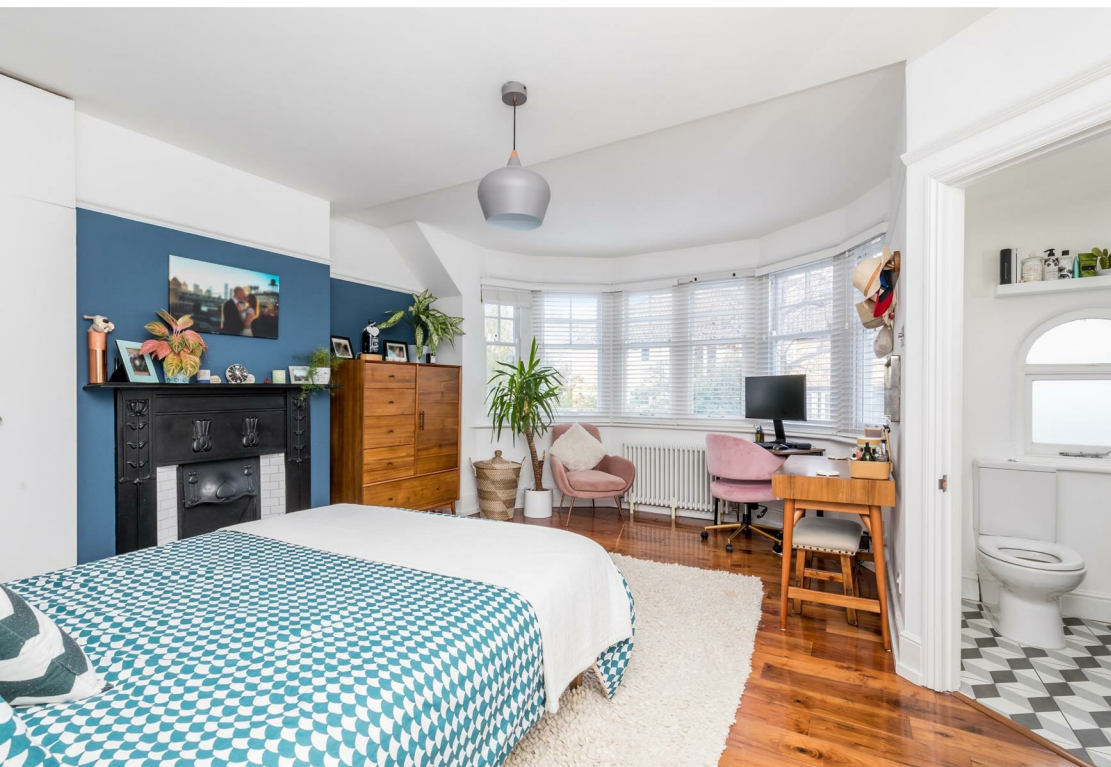
We are delighted to offer to the market this beautifully presented family home situated in one of Preston Park's most desired locations. This home has been modernised to a very high standard and is certainly one to not be missed. If you are looking for a stylish home within close proximity to Preston Park station then look no further.

As you enter you are greeted with a very spacious through/lounge dining area, the lounge has beautiful bay fronted windows which offers plenty of light and has a lovely spacious feel to it. The dining area is currently set up as a playroom which really works well, perfect for keeping an eye on the kids when relaxing. The current vendors have extended the rear of the property which lends itself to a generously sized modern kitchen breakfast room. From here there are bi-fold doors which lead you out onto the



stunning south facing rear garden. This room alone has light flooding through and is the perfect dining/entertaining space. The first floor occupies three comfortable double bedrooms, family bathroom and the most gorgeous master bedroom with bay fronted windows. The current vendors have also added an en-suite, again which has been tastefully finished.

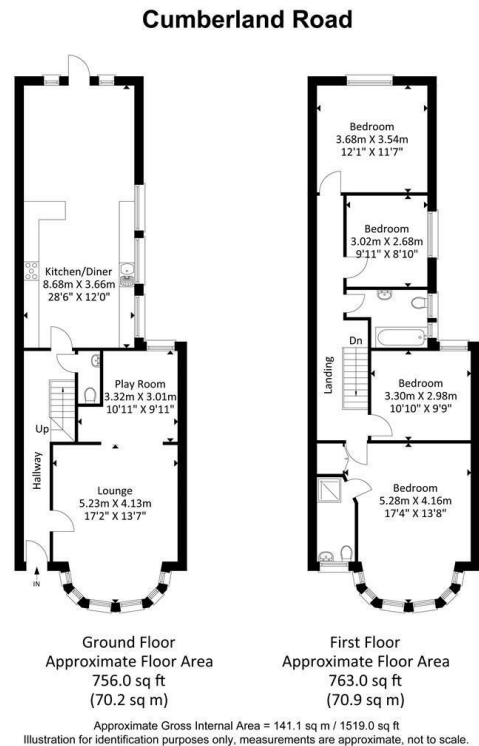
Ideal for commuters as the station serving Gatwick and London is a 4 minute stroll, this is an exclusive location close to Preston Park with sports facilities, playground and open spaces which also host arts events. Local schools are good, Preston Village ensures you are never far from fresh coffee and a croissant and the beach, countryside walks and bridle paths of the National Park are just a short drive. A small Sainsbury's is at the end of the tree lined street and the vibrant arts venues, international restaurants and cosmopolitan shopping of the city are all easy to reach. For those who need to commute by car, there's swift access to the A23/A27 and Zone K has no waiting list.







Cumberland Road, Brighton, BN1 6SL

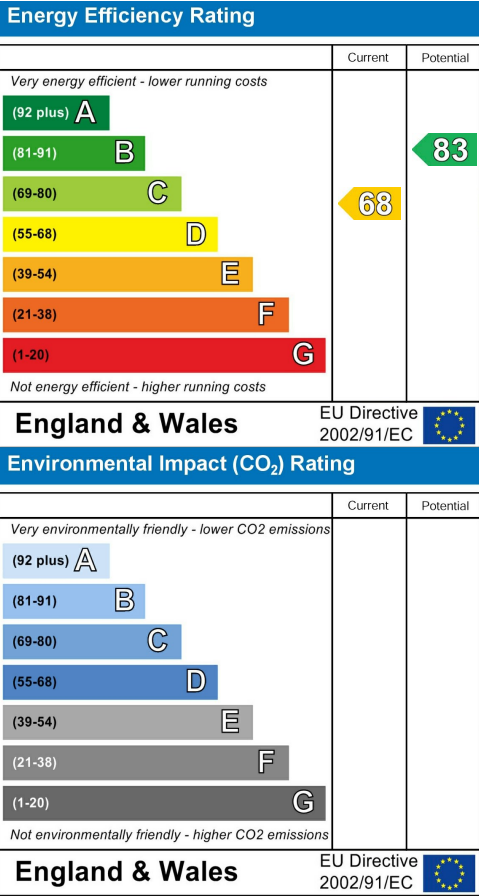


Further Information

Council Tax: Band E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.truemansestateagents.co.uk



Trueman's
201 Church Road, Hove, East Sussex, BN3 2AH
Tel: 01273 099996
Email: sales@truemansestateagents.co.uk

