



2, Preston Park Avenue, Brighton, BN1 6HJ

Spencer
& Leigh



2, Preston Park Avenue,
Brighton, BN1 6HJ

£1,595 Per Month -

- Attractive period building
- Two bedroom apartment
- Positioned on the ground floor
- Immaculately presented throughout
- Modern fitted kitchen with integral fridge/freezer
- Stunning bathroom suite with modern black fittings
- Directly opposite Preston Park & The Rotunda Café
- Local amenities nearby
- Available now, unfurnished
- Exclusive to Spencer & Leigh

This stunning ground floor flat is set in an idyllic position being directly opposite Preston Park and the very popular 'Rotunda' café. Upon entering this apartment you immediately notice the attention to detail with a mix of contrasting plastered & painted white walls and fitted grey carpets. The living room measures an impressive 16'5 with high ceilings and has direct views over the park. The kitchen is fitted with high gloss units and has the added benefit of an integral fridge/freezer. We particularly like the clever storage in the hallway that has space & plumbing for the washing machine. Both of the two bedrooms are of a good size. The bathroom suite is the icing on the cake with a white fitted suite with striking black fittings. Conveniently communal parking is provided on a first come first served basis. Available immediately on an unfurnished basis. Internal viewing recommended.
COUNCIL TAX: B



Situated on the popular tree lined Preston Park Avenue and is within easy reach of city centre, seafront and promenade. Brighton mainline station, London Road and Preston Park stations are all within easy access providing north-bound commuter links with London/the City. Schools catering for all age groups are well represented within the local area. Preston Park is located directly opposite with sporting and recreational facilities.



Communal Entrance

Entrance

Entrance Hallway

Living Room
16'5 x 14'7

Bedroom
10'5 x 9'11

Bedroom
11'6 x 7'3

Bathroom

OUTSIDE

Communal Parking

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: communal off road parking

Broadband: Standard 9 Mbps, Superfast 80 Mbps, Ultrafast 330 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

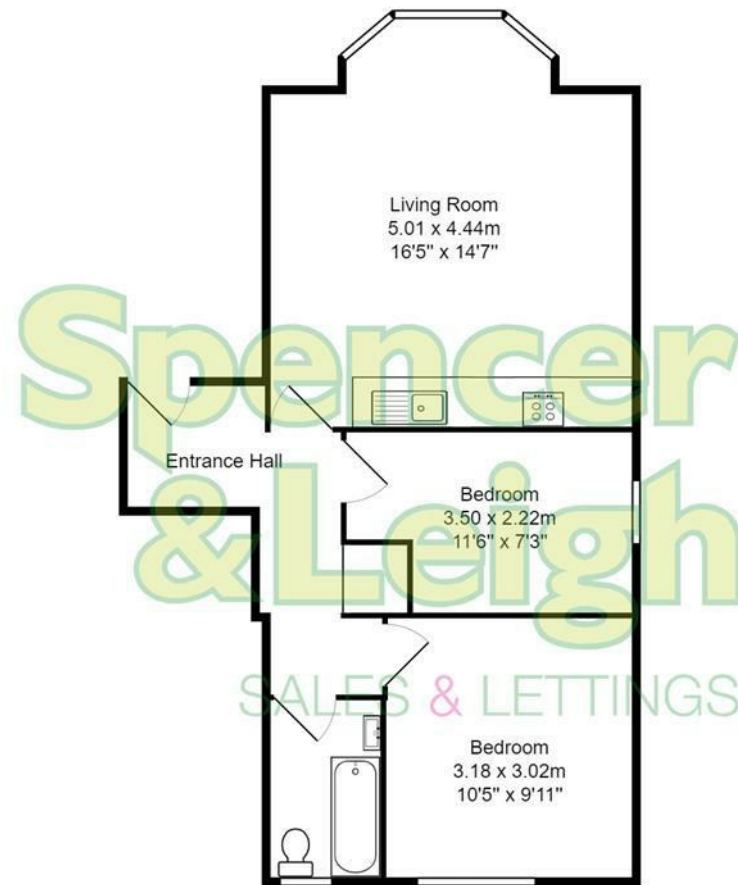
w: www.spencerandleigh.co.uk



Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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

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Total Area: 47.5 m² ... 511 ft²

All measurements are approximate and for display purposes only.