



18 Bellevue Court, 21-22 Preston Park Avenue, Brighton, BN1

Spencer
& Leigh

18 Bellevue Court, 21-22 Preston Park Avenue,
Brighton, BN1 6UJ
£1,395 Per Calendar Month -

- Popular purpose built block
- Two good size bedrooms
- Idyllic location being adjacent to Preston Park
- Fantastic transport links with residents permit parking as well
- Available early November
- Unfurnished
- 16' Living room with large windows
- Modern fitted kitchen with high gloss units
- Fitted white bathroom suite with shower over the bath
- Viewing highly recommended

Welcome to this charming two-bedroom flat located on the second floor of this popular purpose-built block, adjacent to Preston Park. This bright and airy space is perfect for those who appreciate a blend of comfort and convenience.

Step inside to find a long entrance hall that serves all of the principal rooms. The spacious living room has large windows that allow light to fill the room. The layout seamlessly connects the living room to a modern kitchen, equipped with all the essentials for your culinary adventures.

Both bedrooms are generously sized, providing a peaceful retreat with ample storage options. The flat also features a good-sized bathroom, complete with a shower over the bath.

Situated in a vibrant neighbourhood, you'll enjoy easy access to local amenities, shops, and cafes, all just a short stroll away. For outdoor enthusiasts, the beautiful Preston Park is right at your doorstep, perfect for relaxing walks, jogs, or picnics.

Residents' parking is available on a first-come, first-served basis, with a permit being provided.

This flat is a perfect blend of city living and serene park views, offering a comfortable and inviting home. Don't miss the opportunity to make this your new sanctuary! Available from early November on an unfurnished basis.



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.



Entrance Hall

Living Room
16'0" x 11'1"

Kitchen
12'11" x 6'11"

Bedroom 1
12'11" x 9'10"

Bedroom 2
12'11" x 7'6"

Bathroom

Property Information
Council Tax Band B: £1,910.06 2025/2026
Utilities: Mains water, sewerage and electric room heaters. No gas
Parking: Communal off road residents' parking permit
Broadband: Standard 23 Mbps, Superfast 70 Mbps, Ultrafast 1800 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

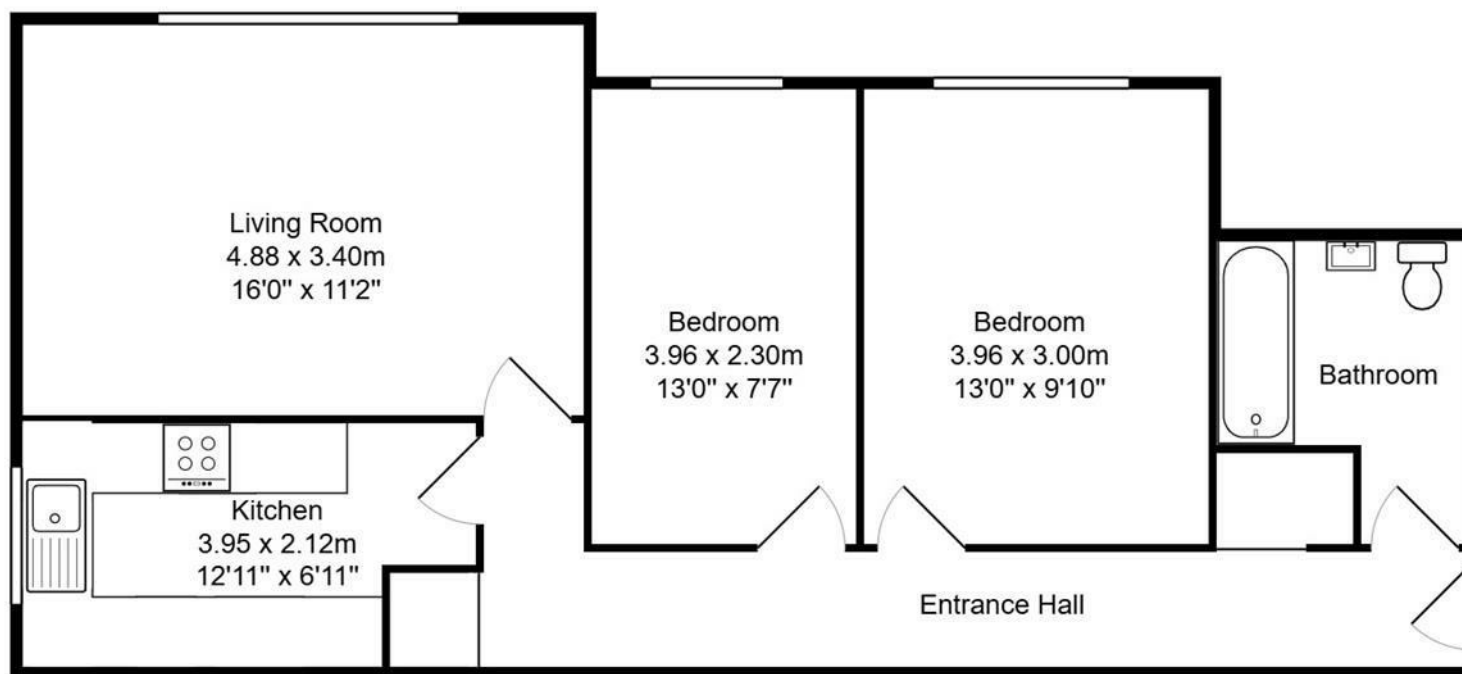
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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: 63.0 m² ... 679 ft²

All measurements are approximate and for display purposes only.