

H&N



Park Manor, London Road  
Brighton  
£299,000

HEALY  
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# Park manor, London Road, Brighton, BN1 6YP

A spacious apartment, presented in excellent order throughout, located on the sixth floor of a well maintained purpose built block in the popular Preston Park area.

With lots of natural light and fantastic far reaching views, the apartment is ready to move into and comprises two double bedrooms, a modern kitchen and bathroom and large living dining room with access to a private east facing balcony.

Furthermore, the property boasts ample built in storage, and is sold with a GARAGE and NO ONWARD CHAIN.

## Location

Park Manor is an attractive purpose built block situated on the London Road overlooking Surrenden Field, within landscaped grounds, close to the border of Westdene and Patcham being ideal for access to the A23/A27 road networks and transport links to the city. Regular buses afford access to Brighton, Hove and the surrounding areas and Preston Park train station is within easy reach. Preston Park itself is nearby with its tennis courts, play areas and cafes and due to its size is also used for concerts, circuses and other family events.

## Accommodation

Very well kept communal hallways have stairs and a passenger lift that rise to all floors.

The flat opens onto a bright and spacious hallway with ample built in storage, utility cupboard that house the washing machine, a phone entry system and doors to all principal rooms.

You'll immediately notice how well the flat is presented with neat internal decoration and modern fixtures and fittings throughout.

The living dining room is generously proportioned with a bright dual aspect and neutral carpeting. Double glazed French doors give access to a private east facing balcony that enjoys far reaching roof top and park views.

Modern in design and laid to ceramic tiling, the kitchen comprises a range of sleek white wall and base units, laminate work surface and tiled splash black, with inset stainless steel sink and drainer. There's a four ring gas hob with oven under and extractor hood above, a dishwasher and freestanding fridge freezer.

With fully tiled surrounds, crisp white and clean, the family bathroom is a good size; comprising a panel enclosed bath with thermostatic shower over, a low level eco flush WC, pedestal wash basin with mirrored vanity unit over and a heated towel rail.

The principal bedroom sits at the rear of the flat, enjoying an easterly aspect and is spacious with built-in wardrobes, chest of drawers and a neutral décor and lovely views. Bedroom two is a further double bedroom.

## Garage

Located in a block to the rear of the building with an up and over door, positioned opposite the main entrance to the flat for easy access.

## Additional information

EPC rating: D

Internal measurement: 764 Square feet / 71 Square metres

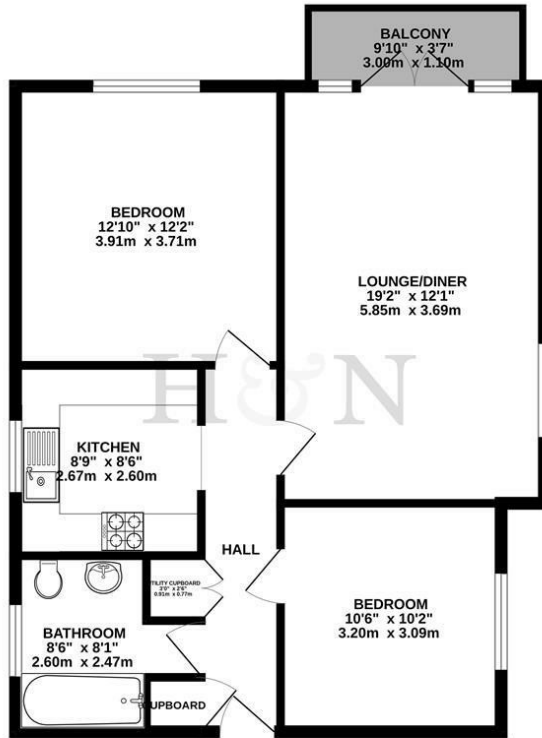
Additional Storage: An additional storage cupboard is located outside the flat front door on the sixth floor landing.

Tenure: Leasehold - approx. 166 years remaining.

Maintenance charges: £3,364.28

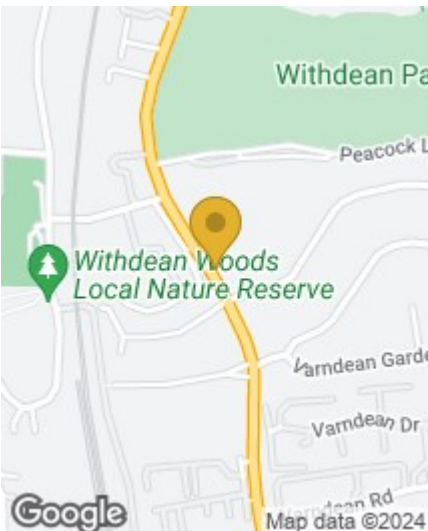
Council tax band: B

SIXTH FLOOR



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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