

# Carlton House

## Brighton

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## About the property

Nestled in the charming Preston Village area of Brighton, this exquisite two-bedroom flat is a true gem waiting to be discovered. The property boasts a delightful reception room, two spacious bedrooms, and a modern bathroom, making it the perfect abode for a small family or professionals seeking comfort and style.

Upon stepping inside, you are greeted by a beautifully refurbished interior that exudes elegance and sophistication. The spacious lounge offers a versatile area for both relaxation and dining, ideal for entertaining guests or simply unwinding after a long day. Adjacent to the lounge lies the stunning kitchen, complete with integrated appliances and a sleek stone worktop creating a culinary haven for any cooking enthusiast.

Both bedrooms are generously sized, easily accommodating double beds with the principle bedroom offering ample storage space for your belongings. The fully tiled bathroom has been recently refurbished to the highest of standards featuring a power shower and bath providing a luxurious setting for your daily routines.

Conveniently located just a short stroll away from Preston Park Station, this flat ensures easy access to transportation links making your daily commute a breeze. Additionally, the property comes with the added benefit of allocated parking for one vehicle eliminating the hassle of searching for parking spaces.

Don't miss this opportunity to make this meticulously refurbished apartment your new home sweet home in the vibrant city of Brighton.

# Carlton House Brighton

£290,000



2

BEDROOM

1

RECEPTION

1

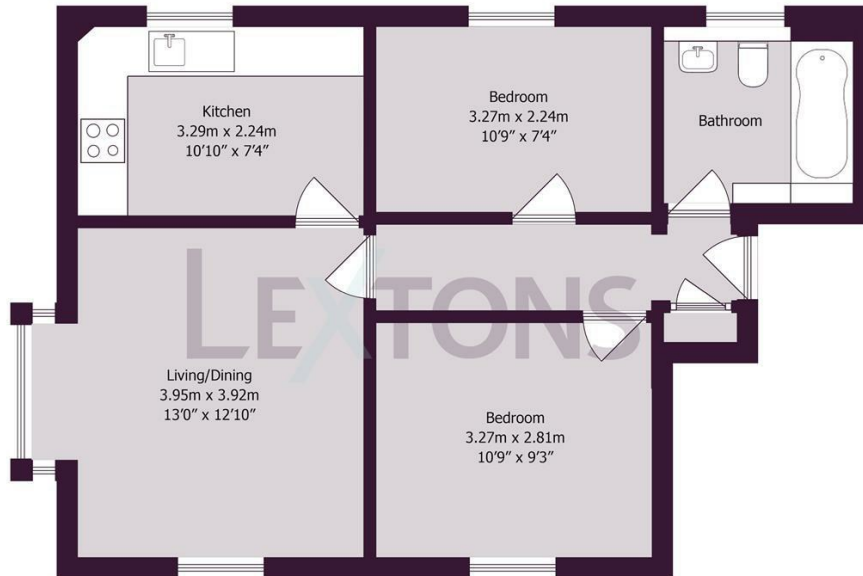
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross internal floor area 50.7 sq m/ 546 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	