

Preston Road

Brighton

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About the property

Lextons are proud to offer this charming 2-bedroom house to the market, a perfect blend of comfort and character in a peaceful neighborhood.

Upstairs, you'll find two spacious bedrooms filled with natural light, complemented by a family bathroom featuring a walk-in shower.

Downstairs, the large living area provides a warm and inviting space, ideal for relaxing or entertaining guests, while the separate kitchen, with ample counter space, makes meal preparation a delight.

The property also boasts a versatile basement with plenty of storage, perfect for creating a snug, home gym, or creative workspace.

Outside, you'll be greeted by a gated front garden, lovingly maintained with mature flowers and shrubs, offering a tranquil retreat to enjoy your morning coffee or unwind after a long day.

This home is ideal for anyone seeking a comfortable living space with the potential to personalise and make it truly their own. The house is currently undergoing full refurbishments to include re-painting and some modernisations.

Preston Road Brighton

£2,450 Per month



2

BEDROOM

2

RECEPTION

2

BATHROOM

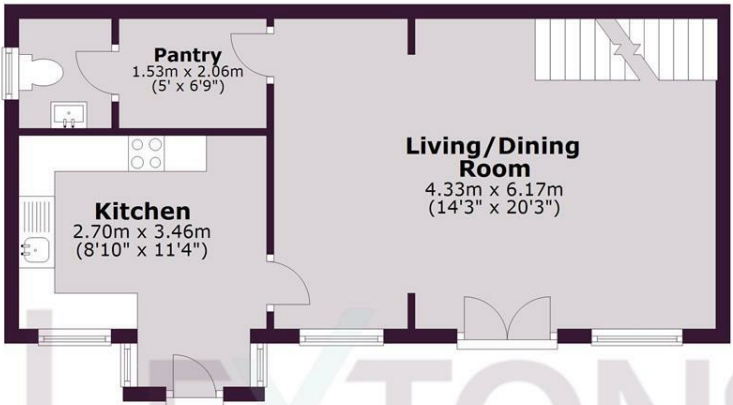




SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



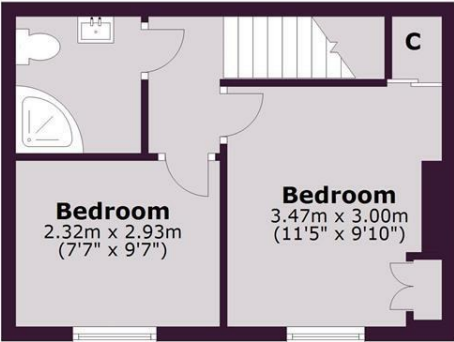
Basement

Approx. 18.2 sq. metres (195.7 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	