



ASTON  
VAUGHAN

Preston Road, The Park Apartments BN1

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Sales and Lettings

## INTRODUCING

# The Park Apartments BN1

3 Bedrooms | 2 Bathrooms | 1 Living Room |  
684.26 Sq Ft | Preston Park Area

Live the dream in this design-led luxury apartment with a south facing balcony, allocated parking and use of a gym in an exclusive development opposite Withdean Park. Up on the 5th floor, reached by lift, it's ideal for professionals, investors or small families just a 5-10 mins drive to the city centre, 4 to the A23/A27, and 4 mins by car or cycle from Preston Park's direct trains to Gatwick and London.

Set well back from the road and unusually private with open views from every room, the sophisticated open plan living sweeps out to the balcony - which as the only balcony without another above it is delightful sun trap with space for friends to spill out to. All three bedrooms are elegant and spacious, and the two stylish bathrooms have a high end finish. This spot is a great place to be with local shops, good schools both primary and secondary and a sports complex within a 6 minute radius. Preston Road takes you to the National Park, the A23/A27 for the Amex Stadium, universities and M23, or into the chic, picturesque Regency Lanes and its beaches within minutes.

- Private 5th floor luxury apartment, lift access
- 3 bedrooms, 2 bathrooms, open plan living dining room kitchen
- South balcony
- Gated allocated parking space, bike store
- Use of gym & sauna
- Exclusive, private location opposite Withdean Park
- Swift access to A23/A27 & Station
- Long lease



Soaring above Withdean Park on the prime south corner of a sought after block with rare, open views from the front and back this fabulous apartment offers a uniquely glamorous lifestyle. With an impressive secure entrance and a lift, it's a hushed retreat to return to and inside this apartment, you're greeted by sunshine, gleaming walnut effect engineered flooring and views through the open plan living room to the balcony.

Ahead, the large, design-led living room has an immaculate finish and opens to the balcony for sophisticated entertaining. There is ample floorspace to play with, and it is party perfect with a choice of lighting levels and a kitchen area which is tucked away from the in/out flow along one wall so although sociable, it doesn't dominate the whole space. Good to go, high spec integrated appliances include an electric hob and oven beneath a discreet hood, a fridge, dishwasher and a washer drier.

Looking east for the morning sunshine and uninterrupted views over Withdean Park's leafy acres, the private guest bedroom is a generous double, beautifully decorated and next to a chic shower room with a high end finish.



Across the hall, the second double bedroom is spacious and stylish with rooftop views over a much lower building below to a leafy embankment and gardens, so it feels very restful.

Quiet and comfortable, the big, bright principal bedroom is not overlooked either. With restful decoration and fitted storage system it is ready to move into, and next door, a luxury bathroom has a dual head shower above the bath, a warming rail for towels and a classic finish.

“Safe, secure and quiet, the apartment is light and airy all year round as we have the sun all day, and in summer we love to sit out on the balcony with its open views as we plan the weekend together. There’s a wealth of entertainment to enjoy within easy reach – a Sainsbury’s, Costas and bistro pubs are in Preston Village with bars restaurants and famous cinema at Preston Circus, and you’re in the historic Lanes, on the beach or in the countryside within minutes.” Vendor’s Comments



## LOCATION GUIDE

### Good to Know

Local shops 2 mins, Preston Village & Sainsbury's 5

Station: Preston Park Station 4 mins, Brighton Station about 10-12

Seafront or Park: Withdean Park opposite, Withdean Nature Reserve 1 min, Preston Park 5-7 mins

### Education

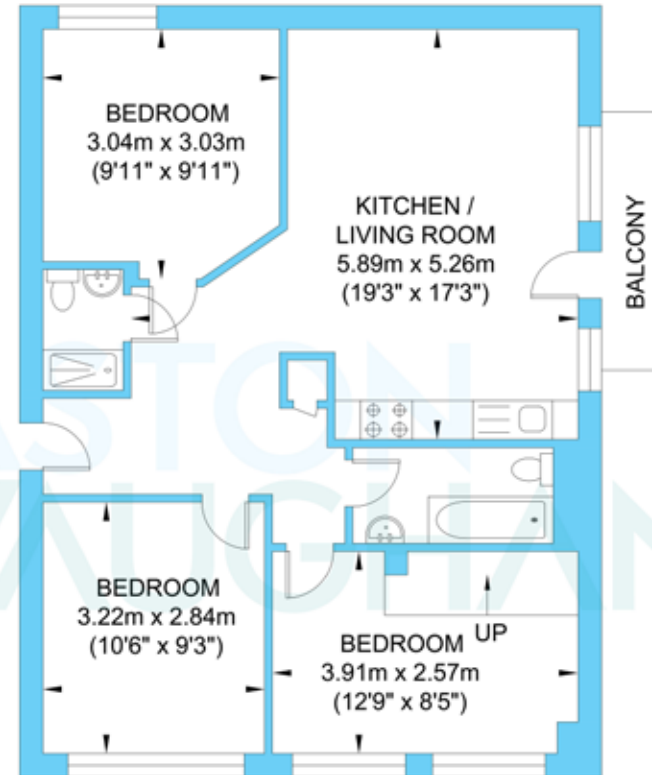
**Primary:** Westdene Primary, Bilingual

**Secondary:** Varndean High, Dorothy Stringer

**6th Form:** Varndean 6th Form, BHASVIC, MET

**Private Schools:** Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls

Affectionately known as Brighton's Hollywood Hills, Withdean is a prestigious area of the city between the sea and the South Downs National Park. Although the city centre's just minutes away, this exclusive apartment has plenty of amenities nearby, local schools are good and there's access to some of the best private schools in the country as well as to renowned universities. Withdean Sports Stadium has a range of leisure facilities including tennis courts and there's a Nature Reserve by it with a community of joggers and dog walkers if you're new to the city. Preston Park is also a social hub with Saturday fun runs and football clubs – and hosts events during Pride! For those who need swift access to Gatwick or London, Preston Park and Brighton Stations are easy to reach by bus or cab and access to the A23/ A27 is swift.



Fifth Floor  
Approximate Floor Area  
684.26 sq ft  
(63.57 sq m)

Approximate Gross Internal Area = 63.57 sq m / 684.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.