



Preston Road, Brighton



Guide Price
£275,000
Leasehold

- LARGE ONE BEDROOM FLAT • PRIVATE REAR GARDEN
- LONG LEASE
- 582 SQUARE FEET
- OWN STREET ENTRANCE
- CLOSE PROXIMITY TO PRESTON PARK & BRIGHTON MAINLINE STATION

***GUIDE PRICE: £275,000 - £300,000**

Robert Luff & Co are delighted to bring to market this spacious one bedroom garden flat. Preston Road is situated in the popular residential area of Preston Circus. It is a stones throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and all other local amenities. Being so close to major transport links such as Brighton mainline station and Preston Road station which provide commuter links into central London, this property is ideal for young professionals and commuters.

Accommodation offers; living / dining Room, separate kitchen, large double bedroom and a family bathroom. Other benefits include; own street entrance, large private rear garden and a long lease

**Robert
Luff & Co**
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Own Street Entrance

Entrance Hall

Living Room 17'2" x 10'11" (5.23m x 3.33m)

Wooden flooring, wall mounted radiator, double glazed window

Kitchen 8'8" x 7'2" (2.64m x 2.18m)

Tiled flooring, mix of wall and base units, space for fridge freezer, washing machine and oven, access to rear garden

Bedroom 15'4" x 12'10" (4.67m x 3.91m)

Laminate flooring, wall mounted radiator, bay window with double glazed windows, built in wardrobes

Bathroom

Tiled flooring, WC, bath with over head shower, wash hand basin, heated towel rail, extractor fan

Agency Notes

Tenure: Leasehold With Approx 149 Years Remaining

Maintenance Fee: £1200 Per Annum

Ground Rent:

EPC Rating: D

Council Tax Band: A

28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

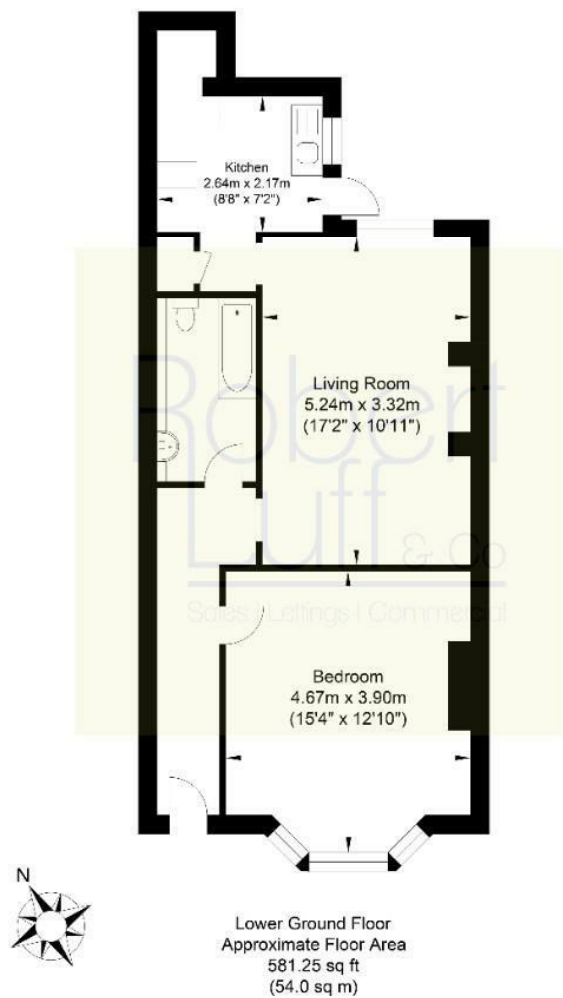
www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



Preston Road



Approximate Gross Internal Area = 54.0 sq m / 581.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.