



## Preston Road, Brighton



Asking Price  
£280,000  
Leasehold

- RECENTLY RENOVATED THROUGH OUT
- CLOSE PROXIMITY TO BRIGHTON MAINLINE STATION
- WALKING DISTANCE TO PRESTON PARK
- NO ONWARD CHAIN
- PRIVATE WEST FACING REAR GARDEN WITH HOME OFFICE
- OWN PRIVATE ENTRANCE

Robert Luff & Co are delighted to bring to market this recently renovated, larger than usual one bedroom flat. Nestled in the heart of Preston Road, Brighton, the flat is conveniently located within close proximity to Brighton mainline station, Preston Park, and Preston Park mainline station. The property is a located within Preston Circus, which is a stones throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and all other local amenities

One of the standout features of this property is the private west-facing rear garden, a tranquil oasis where you can relax and enjoy the outdoors. Additionally, the fully insulated home office in the garden provides the perfect space for remote work or creative pursuits.

With no onward chain, the transition to your new home will be smooth and hassle-free. Other benefits include possible bicycle storage at the front of the property, beautiful grey wooden floors through out with matching colour radiators, patio leading to large rear garden with maintenance free artificial grass, a built in security light and the flat also comes with a 15 year damp proof guarantee that's transferable to the new owners

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

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)





## Accommodation

### Lounge / Diner 12'3" x 12'1" (3.73m x 3.68m)

Laminate flooring, double glazed UPVC door and windows, wall mounted radiator, cornicing, spot lights

### Bedroom 13'0" x 12'9" (3.97m x 3.89)

Laminate flooring, wall mounted radiator, wardrobes, double glazed UPVC windows facing rear garden

### Kitchen 14'11" x 7'4" (4.55 x 2.26)

Laminate flooring, a mix of wall and base units with space for all appliances, integrated oven with gas hob, extractor, UPVC double glazed windows and door leading to rear garden

### Bathroom

WC, sink, bath with overhead shower, wall mounted radiator, UPVC double glazed window

### Agents Notes

Tenure: Leasehold Approx 110 Years Remaining

Maintenance Charge: £500 Per Annum

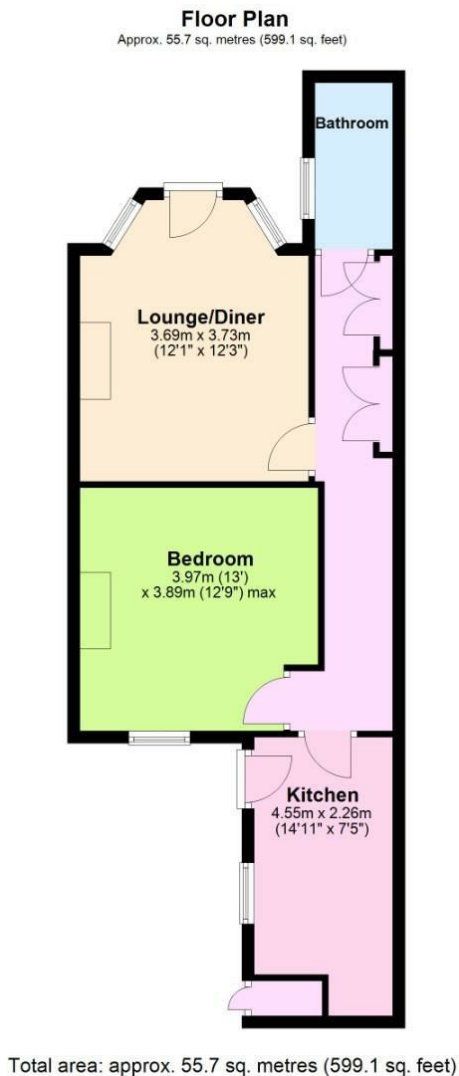
Ground Rent: £75 Per Annum

EPC Rating: C

Council Tax Band: A







Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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.