

Station Road

Brighton

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About the property

****GUIDE PRICE £500,000 - £550,000****

A modern three double bedroom terraced house with an allocated off-street parking space situated in this small, charming development just a minute's walk from Preston Park mainline station.

Light, bright and airy best describe this home. On the ground floor there is an entrance hall with a door to the cloakroom complete with W.C and wash hand basin. A good-sized lounge to the rear of the property with French doors leads out to the verdant leafy rear garden. The modern fitted kitchen with breakfast bar, white gloss units, solid counter tops and integrated appliances benefits from an open concept space and is the perfect entertaining area.

On the first floor there are two double bedrooms with built in storage cupboards plus a further double bedroom. There is also a modern fitted fully tiled family bathroom on this level.

Outside is a beautiful private rear garden with artificial grass with a decked patio area. Privacy from the surrounding trees making this the perfect space to enjoy your morning coffee. A true oasis of calm and tranquillity.

At the front of the property a private driveway from Station Road leads you down to the allocated residents parking and cycle storage.

Conveniently located just outside Preston Village with a selection of shops, pub, Sainsbury's and Costa. Preston Park mainline station has great access into Brighton City centre or up to London. The tree lined London Road offers great access to the A27 or A23 and the bus stop makes it easy to travel across the City.

Must be seen to be fully appreciated.

Station Road Brighton



3

BEDROOM

1

RECEPTION

1

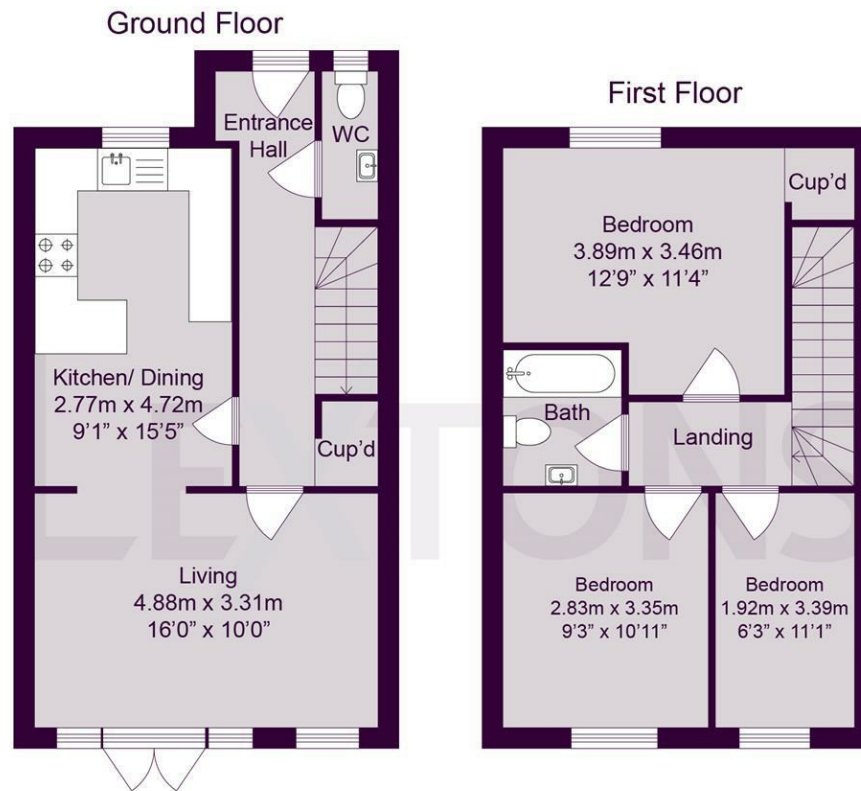
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 81.0 sq m/ 872 sq ft

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	