

# Lauriston Road

## Brighton

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COMMERCIAL



## Lauriston Road

£425,000- £450,000

Guide Price



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

\*GUIDE PRICE £400,000 - £425,000\*

Perfectly positioned within Preston Village, close to Preston Park station, is this charming ground floor two-bedroom garden flat that must be viewed.

This is a property singing to be modernised where you can add your personal flair and design throughout.

As you enter the property and walk down the hallway you'll find the lounge that flows seamlessly into the gally kitchen and family bathroom. The rear of the property offers plenty of potential to open and subject to planning, even extend sideways. This would allow for a greater sized kitchen and direct access to the south facing walled garden.

At the front of the property, you will find two double bedrooms, both of which feature beautiful bay fronted windows allowing for plenty of natural light and attractive fireplaces that create a real character for the room.

Lauriston Road is within walking distance to local shopping facilities including a large Sainsbury's, coffee shops and the leafy Preston Park. Mainline Preston Park is a 10-minute walk away and offers a direct link between London and Brighton. Close by, London Road gives great access to the A23/A27 and benefits from multiple bus stops.





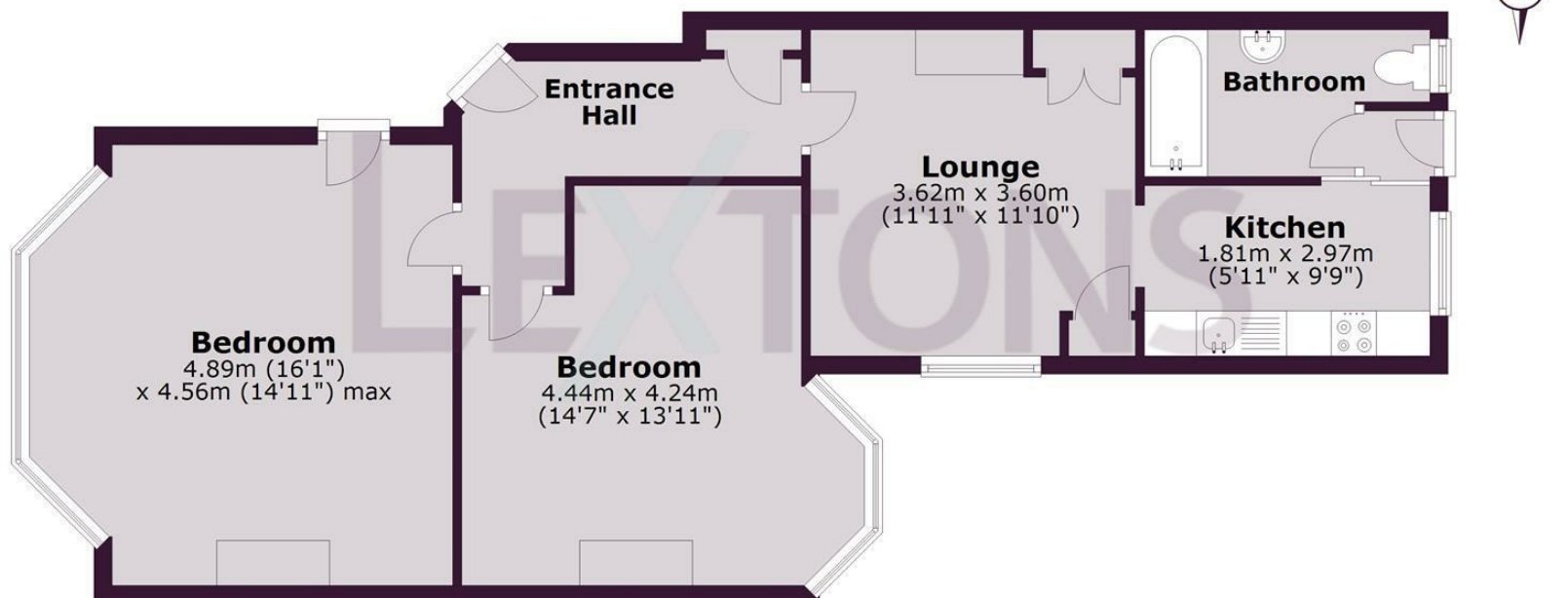




SCAN HERE TO OFFER ON THIS PROPERTY

## Ground Floor

Approx. 66.9 sq. metres (720.2 sq. feet)



Total area: approx. 66.9 sq. metres (720.2 sq. feet)

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

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**LEXTONS**

Call our sales team to arrange a viewing appointment:

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