

Lauriston Road

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



Lauriston Road

£375,000- £400,000

Guide Price



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

GUIDE PRICE £350,000 - £375,000

Perfectly positioned within Preston Village, close to Preston Park station, is this charming two-bedroom first floor flat that must be viewed. The light and airy home boasts a spacious kitchen with plenty of storage and work surfaces. The kitchen is large enough to accommodate a small dining table and chairs and room for a washing machine, tumble dryer and fridge/freezer. Adjacent to the kitchen you'll find the bathroom and a separate w/c. The lounge has a south facing window that floods the room with an abundance of natural light. The room also benefits from a delightful fireplace which adds a lovely characteristic to the space. At the front of the property, you will find two double bedrooms. The larger one features a bay fronted window and built in storage and the second bedroom is spacious enough to accommodate a small double bed. A huge bonus for the property is the generous sized store cupboards on the landing, ideal for packing away those bulky items out of sight. 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.





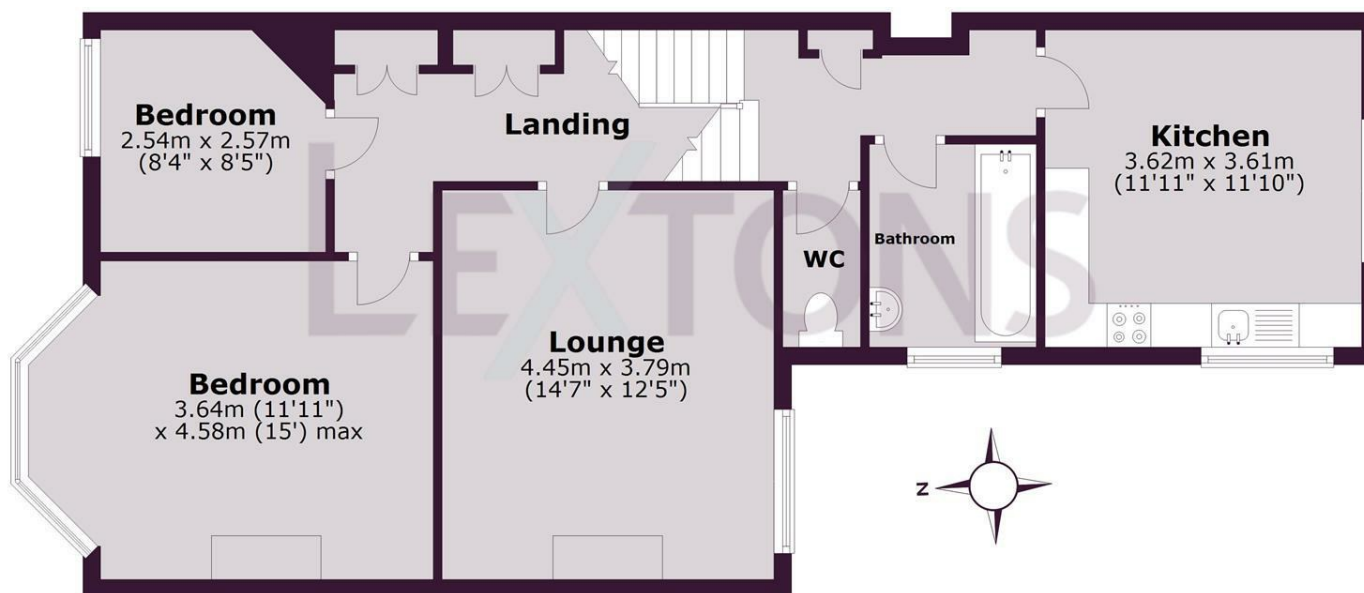




SCAN HERE TO OFFER ON THIS PROPERTY

First Floor

Approx. 72.7 sq. metres (783.0 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

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

Created by Lextons. All rights reserved.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	