



80 Preston Drive

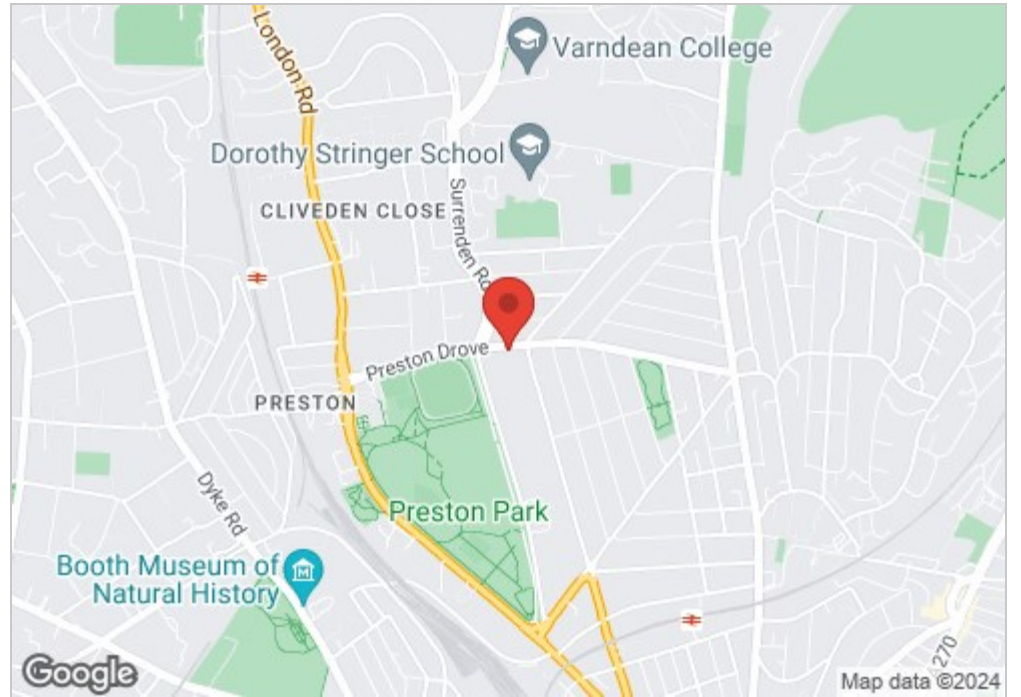
Brighton, BN1 6LB

Asking price £975,000

A substantial 4/5 bedroom bay fronted Victorian home of character, together with a lovely sunny south facing rear garden combining original character and detail with modern comforts and located in a highly sought after location close to all amenities.

This attractive and imposing period residence, is ideally located in a convenient location within immediate proximity of local amenities and close to an extensive choice of local independent shops, cafes and facilities at Five Ways. Both Preston Park and London Road stations are easily accessible and the sought after Balfour/Dorothy Stringer and Varndean V1 form college campus is also nearby. Within half a minutes walk of the delightful Preston Park, this stunning home provides lovely light, expansive and generously proportioned living space spanning three floors making this a comfortable and versatile family home.

The property seamlessly combines original character and detail, such as decorative ceiling cornices, sash windows, open fireplaces, with the comforts and expectations of modern living. Features include a beautifully fitted large south facing extended kitchen/family room, modern bathroom and cloakroom suites and a fine second floor master suite. There are also extensive cellars to the house providing valuable storage space and further loft storage above the back bedroom and main bathroom which has been shelved for further storage. Worthy of particular mention is the lovely enclosed rear garden which takes full advantage of its sunny southerly aspect and has the added benefit of a rear pedestrian access gate which is great for bikes etc. An early viewing is very highly recommended.

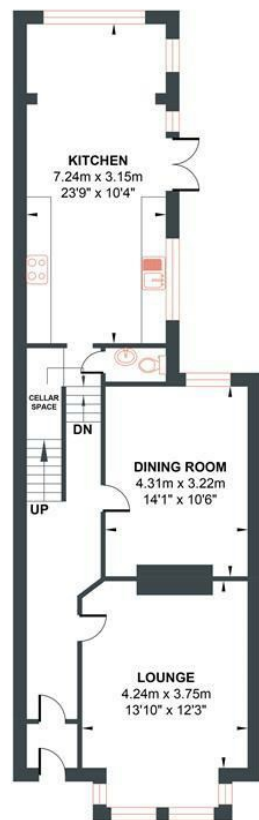


- Substantial bay fronted Victorian home
- Beautifully presented and appointed
- Sunny south facing garden
- Must be viewed
- Considerable charm and character
- Spacious, light and expansive accommodation
- Highly sought after location close to all amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

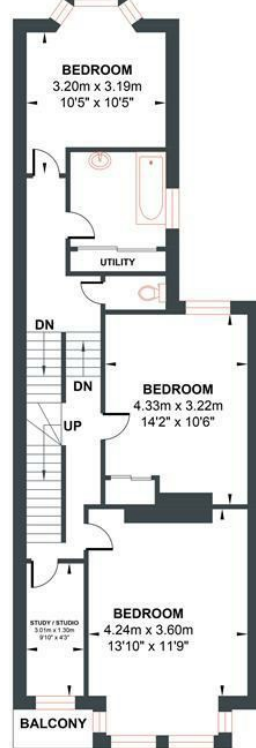
PRESTON DROVE

Approximate Gross Internal Area = 173.09 sq m / 1863.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



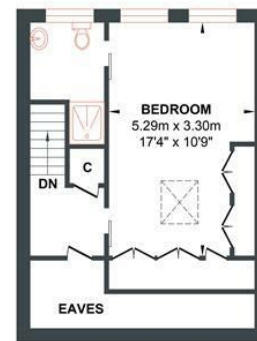
GROUND FLOOR

Approximate Floor Area
768.32 sq ft
(71.38 sq m)



FIRST FLOOR

Approximate Floor Area
715.58 sq ft
(66.48 sq m)



SECOND FLOOR

Approximate Floor Area
379.21 sq ft
(35.23 sq m)