



Preston Grange, Grange Close, Brighton, BN1 6BH

welcome to

Preston Grange, Grange Close, Brighton

Fox & Sons are excited to bring to market this fantastic two bedroom apartment with incredible views overlooking Preston Park. The property comprises of two bedrooms, family bathroom, large dual aspect living room, kitchen, private balcony & an allocated car port space.



When entering Preston Grange via the secure intercom system, you are welcomed in to the impressive communal entrance hall which is where you will find the passenger lifts which elevate to all floors in the building.

This apartment which is in need of modernisation throughout is located on the eighth (8th) floor and comprises of a large dual aspect living/dining room which leads onto the private balcony with direct views over Preston Park, a separate fitted kitchen, two spacious bedrooms and family bathroom.

The flat also benefits from an array of built in storage cupboards throughout and also has an allocated car port parking space.



Total floor area 75.2 sq.m. (810 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Location

Located in a sought after position being directly opposite Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

This apartment is conveniently situated within walking distance (0.5 miles) of Preston Park station for commuting to Gatwick or London, there are excellent schools for children of all age groups and public transport provides bus routes to and from the city centre along Preston Road/London Road. There is a range of local shopping amenities at Preston Village and Fiveways, with an increasing range of shops, restaurants and cafes around Preston Circus.

Key Information

Schools

Primary: Stanford Infant School - 0.1 miles, Stanford Junior School - 0.2 miles, St Bernadette's Catholic Primary School - 0.5 miles, Downs Junior School - 0.7 miles, Downs Infant School - 0.7 miles, Balfour Primary School - 0.8 miles, Hertford Infant School - 1.0 miles, Hertford Junior School - 1.3 miles.

Secondary: Cardinal Newman Catholic School - 0.4 miles, Dorothy Stringer School - 0.7 miles, Varndean School - 0.9 miles, BHASVIC College - 1.1 miles, Varndean College - 1.3 miles, Downs View Link College - 1.3 miles.

Train Stations

Preston Park Station - 0.5 miles
London Road Station - 0.6 miles
Brighton Mainline Station - 0.8 miles

Amenities

Sainsbury's (Preston Road) - 0.4 miles
Preston Drove Shopping Parade - 0.7 miles
Preston Circus/London Road Shopping - 0.8 miles
Fiveways Shopping Parade - 1.0 miles
Baker Street/London Road - 1.1 miles
'The Dip' Shopping Parade - 1.2 miles
Seven Dials Shopping Parade - 1.3 miles
Patcham Village - 1.3 miles
Sainsbury's (New England Street) - 1.4 miles
Sainsbury's (Lewes Road) - 1.6 miles
Pavilion Retail Park (Lewes Road) - 1.9 miles
Brighton City Centre - 2.1 miles
M&S Simply Food Hall (Carden Avenue) - 2.8 miles
Asda Superstore (Hollingbury) - 3.1 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

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- TWO DOUBLE BEDROOMS
- DUAL ASPECT LIVING ROOM
- PRIVATE BALCONY WITH DIRECT VIEWS OVER PRESTON PARK
- SEPARATE FITTED KITCHEN
- ALLOCATED CAR PORT SPACE
- PASSENGER LIFTS TO ALL FLOORS
- NO ONWARD CHAIN
- 0.5 MILES TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105925



Property Ref:
PRP105925 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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