



Centenary House, Cumberland Road, Brighton, BN1 6QR

welcome to

Centenary House, Cumberland Road, Brighton

Superbly presented ground floor apartment within 'Preston Park' conservation area with some desirable and rarely available combination of features, including:- own private entrance, secluded south facing garden, share in the freehold company and a private garage with power and lighting.



SHARE OF FREEHOLD!!!

This stunning ground floor flat, located in the sought-after Centenary House, offers the perfect blend of comfort and style. Boasting a private entrance, the property features two well-proportioned bedrooms, a beautifully presented living room, a separate kitchen, and a low maintenance private garden. Best of all, this flat comes with a garage, providing ample space for your vehicles and extra storage. You'll love the abundance of natural light that streams into the living room, creating a warm and inviting atmosphere. The flat also has a share of freehold, meaning you'll have a say in how the building is managed, making this a great long-term investment. Don't miss your chance to view this wonderful property, perfect for those looking for a charming home that is both practical and stylish.



Total floor area 52.0 sq.m. (559 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

Set within the heart of the 'Preston Village' conservation area, Centenary House forms part of a purpose built block, situated on Cumberland Road and set back from the road and screened by mature trees and greenery which surround it and a brick wall perimeter. Preston Park station (with its links to Gatwick and London Victoria) is located 0.1 miles away in Clermont Road, and local bus services providing access to Brighton city centre and the famous seafront and promenade are close by on Preston Road.

This apartment is also just across the road from Preston Manor, The Rockery and Preston Park itself, which offers an array of recreational facilities within its 60+ acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.2 miles, Stanford Infant School - 0.4 miles, Balfour Primary School - 0.6 miles, Stanford Junior School - 0.6 miles, Downs Infant School - 0.9 miles, Downs Junior School - 0.9 miles, Hertford Infant School - 1.0 miles, Westdene Primary School - 1.2 miles, Patcham Infants School - 1.2 miles, Hertford Junior School - 1.6 miles, Patcham Junior School - 1.7 miles.

Secondary: Dorothy Stringer School - 0.5 miles, Cardinal Newman Catholic School - 0.6 miles, Varndean School - 0.8, Varndean College - 0.9 miles, Downs View Link College - 1.0 miles, BHASVIC College - 1.3 miles, Patcham High School - 1.3 miles.

Train Stations

Preston Park Station - 0.1 miles
London Road Station - 0.9 miles
Hove Station - 1.0 miles
Brighton Mainline Station - 1.5 miles

Amenities

Sainsbury's Local (Preston Road) - 0.1 miles
Preston Drove Shopping Parade - 0.5 miles
Matlock Convenience Store - 0.6 miles
Tesco Express (The Droveway) - 0.7 miles
Fiveways Shopping Parade - 0.9 miles
Patcham Village - 0.9 miles
Preston Circus/London Road Shopping - 1.2 miles
Seven Dials Shopping Parade - 1.5 miles
Sainsbury's (New England Street) - 1.7 miles
Sainsbury's Superstore (Lewes Road) - 1.7 miles
Pavilion Retail Park (Lewes Road) - 1.9 miles
M&S Food Hall (Hollingbury) - 2.3 miles
Asda Superstore (Hollingbury) - 2.6 miles
Brighton City Centre - 3.0 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

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- SHARE OF FREEHOLD
- TWO BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- MODERN KITCHEN & BATHROOM
- GARAGE WITH POWER & LIGHTING
- DUAL ASPECT LOUNGE
- OWN STREET ENTRANCE
- CLOSE TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: C

offers in excess of

£390,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP102739

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.

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.



Property Ref:
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