



**Florence Road, Brighton, BN1 6DJ**

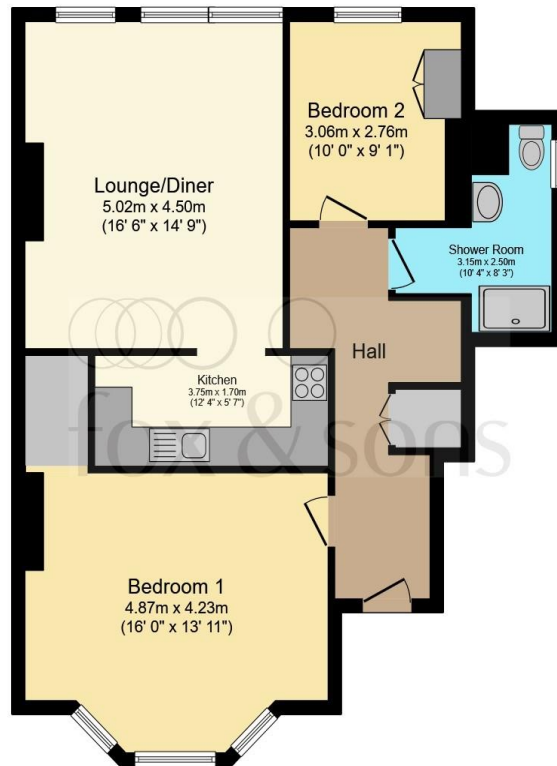
**welcome to**

**Florence Road, Brighton**

This is a beautifully presented two bedroom ground floor apartment forming part of this Victorian property. The accommodation benefits from period features including ceiling coving, high ceilings and sash windows. The apartment is sold with no ongoing chain. Viewing Essential.



This is a beautifully presented two bedroom ground floor apartment forming part of this Victorian property. The accommodation benefits from period features including ceiling coving, high ceilings and sash windows. The accommodation further comprises: Living room with high ceiling and two south facing sash windows, kitchen with range oven, two bedrooms with an exceptionally large main bedroom. The apartment is sold with no ongoing chain. Situated in one of Brighton's most sought after roads close to Preston Park, London Road and Brighton mainline stations, local shops and bus services to the city centre and seafront. Viewing Essential.



Total floor area 75.1 m<sup>2</sup> (808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Florence Road is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.1 miles), which offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

Most will also appreciate the more popular local pubs and eateries such as the ever popular Signalman Pub and The Open House. If you are looking for your first purchase or a BTL investment then this could be the one for you!

Popular with rail commuters due to its central setting for both London Road station just a two minute walk away and Brighton mainline station (0.7 miles away), and also road commuters as the A23/A27 network is easily accessible.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 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:** Downs Infant School - 0.1 miles, Downs Junior School - 0.1 miles, St Joseph's Catholic Primary School - 0.5 miles, Fairlight Primary School - 0.5 miles, St Martin's CoFE Primary School - 0.5 miles, Hertford Infant School - 0.6 miles, Stanford Junior School - 0.6 miles, Balfour Primary School - 0.7 miles, Stanford Infant School - 0.8 miles, Hertford Junior School - 0.8 miles.

**Secondary:** Dorothy Stringer School - 0.8 miles, Vardean School - 0.9 miles, Cardinal Newman Catholic School - 1.0 miles, BHASVIC College - 1.0 miles, Vardean College - 1.3 miles, Downs View Link College - 1.4 miles.

### Train Stations

London Road Station - 0.1 miles  
Brighton Mainline Station - 0.7 miles  
Preston Park Station - 1.0 miles

### Amenities

Preston Circus/London Road Shopping - 0.4 miles  
Fiveways Shopping Parade - 0.5 miles  
Seven Dials Shopping Parade - 0.9 miles  
Sainsbury's (New England Street) - 1.0 miles  
Sainsbury's (Preston Road) - 1.1 miles  
Pavilion Retail Park (Lewes Road) - 1.1 miles  
Patcham Village - 2.0 miles  
Sainsbury's Local (Carden Avenue) - 2.2 miles  
Brighton City Centre - 2.2 miles

### Main Roads

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

welcome to

## Florence Road, Brighton

- Fabulous ground floor apartment with high ceilings, original features and contemporary fittings
- Lovely Victorian building in highly sought after central location
- Kitchen with range oven
- Lovely lounge with original features including two high sash windows
- Two bedrooms
- Close to Preston Park stations and local shops

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £385,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/PRP106351](https://fox-and-sons.co.uk/Property/PRP106351)



Property Ref:  
PRP106351 - 0002

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