



Upper Maisonette, Preston Road, Brighton, BN1 6AF

welcome to

Upper Maisonette, Preston Road, Brighton

Rarely available 3-bedroom maisonette set within this wonderful Victorian building situated in the heart of Preston Park. This property is situated within walking distance to local shops and both London Road and Brighton mainline stations.



This property has a unique layout and is in a highly sought after location near to Preston Park. The property offers charm and an abundance of character and is ready for a buyer to make it their own. The entrance hallway leads you up a set of stairs to the kitchen which has been re-positioned to make it a more practical room. There are 3 spacious bedrooms available and a roof terrace set to the rear of the property. The lounge is the heart and soul of the property and is generously sized and has a feature fireplace making this room a great space to unwind in and appreciate the views over Preston Park. Available to view immediately.



Total floor area 103.2 m² (1,111 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

Location

The property is situated on Preston Road in a prominent position at the southern tip of Preston Park which is a much sought after location for families and commuters alike.

The apartment is perfectly placed with excellent transport links being only 0.3 miles from London Road station, 0.8 miles from Preston Park station and within easy walking distance of Brighton station (0.5 miles). Frequent bus services to Brighton's famous seafront and promenade and Brighton city centre can be found just outside as well as regional bus routes from nearby London Road.

Shops, cafes, restaurants and bars are close by on London Road and the famous Duke of York cinema is within easy walking distance. Preston Park itself has 63 acres of parkland and its two cafes, tennis courts, bowling greens, cycle velodrome offer space and leisure enjoyed by Brighton residents. Preston Park also offers facilities for sport and jogging as well as hosting many local and international events.

Key Information

Schools

Primary: Stanford Junior School - 0.2 miles, St Bartholomew's CofE Primary School - 0.4 miles, Stanford Infant School - 0.4 miles, Downs Junior School - 0.4 miles, Downs Infant School - 0.4 miles, Balfour Primary School - 0.8 miles, St Bernadette's Catholic Primary School - 0.8 miles, Hertford Infant School - 0.9 miles, Hertford Junior School - 1.1 miles.

Secondary: Cardinal Newman Catholic School - 0.7 miles, Dorothy Stringer School - 0.9 miles, Varndean School - 1.0 miles, BHASVIC College - 1.2 miles, Varndean College - 1.4 miles, Downs View Link College - 1.4 miles.

Train Stations

London Road Station - 0.3 miles
 Brighton Mainline Station - 0.5 miles
 Preston Park Station - 0.8 miles

Amenities

Expa Market Convenience Store - 0.2 miles
 Sainsbury's (Preston Road) - 0.5 miles
 Preston Circus/London Road Shopping - 0.6 miles
 Preston Drove Shopping Parade - 0.7 miles
 Fiveways Shopping Parade - 0.8 miles
 Seven Dials Shopping Parade - 1.1 miles
 Sainsbury's (New England Street) - 1.1 miles
 Patcham Village - 1.5 miles
 Pavilion Retail Park (Lewes Road) - 1.6 miles
 Brighton City Centre - 1.9 miles
 Waitrose (Nevill Road) 2.4 miles
 M&S Simply Food Hall (Carden Avenue) - 3.0 miles
 Asda Superstore (Hollingbury) - 3.3 miles

Main Roads

A23/A27 Road Network - Less than a 20 minutes' drive away.

welcome to

Upper Maisonette, Preston Road, Brighton

- THREE BEDROOM MAISONETTE
- PERIOD CONVERSION FLAT
- LOUNGE WITH FEATURE FIREPLACE
- PRIVATE ROOF TERRACE
- SHARE OF FREEHOLD
- VERSATILE ACCOMMODATION
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- CLOSE TO PRESTON PARK

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106392



Property Ref:
PRP106392 - 0004

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.

fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk