



**Greenacres, Preston Park Avenue, Brighton, BN1 6HR**

**welcome to**

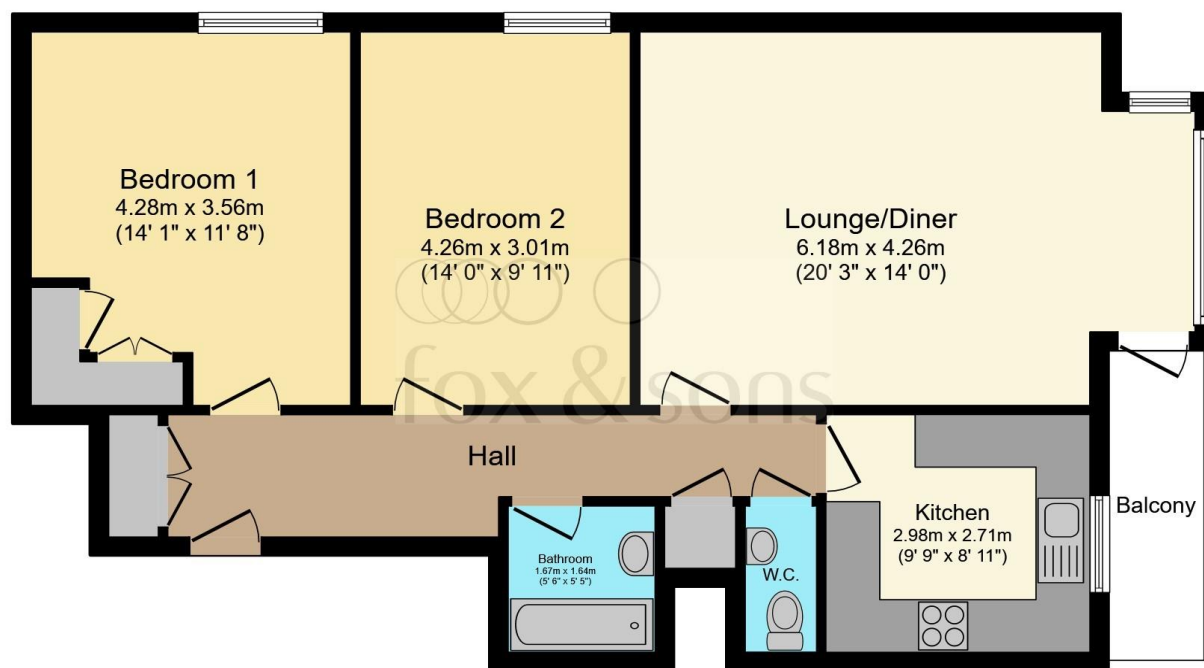
**Greenacres, Preston Park Avenue, Brighton**

Fox & Sons are delighted to bring to the market this spacious first floor apartment with private balcony with views towards Preston Park. Benefiting from two double bedrooms, dual aspect lounge/diner, separate kitchen, stylish bathroom and separate wc, passenger lift and caretaker.



This well-presented two bedroom apartment is situated in this prestigious purpose-built block, benefiting from lift service, security entry system, residents parking, communal heating, inclusive water rates, on-site caretaker, beautifully decorated entrance foyer, well-tended grounds and spectacular views over Preston Park.

The property is located 5 minutes away from both London Road & Preston Park train stations with great links for anyone who needs to commute to London. The property is also conveniently located close to local bus routes, schools & shops.



Total floor area 77.1 sq.m. (830 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

Greenacres occupies a prominent location on the East side of Preston Park Avenue and within sought after 'Golden Triangle'; formerly the Stanford Estate built between 1876 and 1898 and being directly opposite and with elevated views over Preston Park.

Popular with road and rail commuters due to its central setting for Preston Park and Brighton station, while London Road now 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.

Also lying between Blakers Park and the Fiveways Village stores to the East, and in the West is the picturesque Preston Park itself, with 63 acres of parkland - well used by Brighton residents and featuring two cafe's, tennis courts, cycle velodrome, various other fields and pitches and pathways/trails for running and jogging as well as hosting many local and international events.

Frequent bus services to Brighton seafront and Brighton city centre can be found along Preston Road, with various restaurants, bars and pubs opening along the emerging London Road and at Preston Circus, whilst Preston Park station is 0.6 miles away and Brighton mainline station is only 0.8 miles away.

## Key Information

### Schools

**Primary:** Stanford Junior School - 0.3 miles, Stanford Infant School - 0.4 miles, Downs Junior School - 0.4 miles, Downs Infant School - 0.5 miles, St Bernadette's Catholic Primary School - 0.6 miles, Balfour Primary School - 0.6 miles, St Bartholomew's CofE Primary School - 0.7 miles, Hertford Infant School - 0.7 miles, Hertford Junior School - 1.0 miles.

**Secondary:** Dorothy Stringer School - 0.6 miles, Cardinal Newman Catholic School - 0.7 miles, Varndean School - 0.8 miles, Varndean College - 1.0 miles, Downs View Link College - 1.0 miles, BHASVIC College - 1.3 miles.

### Train Stations

London Road Station - 0.4 miles  
Preston Park Station - 0.6 miles  
Brighton Mainline Station - 0.8 miles

### Amenities

Preston Circus/London Road Shopping - 0.6 miles  
Sainsbury's (Preston Road) - 0.6 miles  
Fiveways Shopping Parade - 0.8 miles  
Seven Dials Shopping Parade - 1.1 miles  
Sainsbury's (New England Street) - 1.1 miles  
Pavilion Retail Park (Lewes Road) - 1.5 miles  
Patcham Village - 1.6 miles  
Sainsbury's Local (Carden Avenue) - 1.8 miles  
Brighton City Centre - 2.2 miles

### Main Roads

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

welcome to

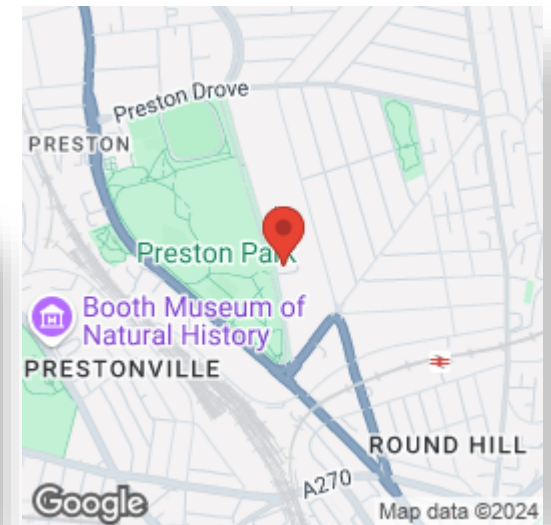
## Greenacres, Preston Park Avenue, Brighton

- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- DUAL ASPECT 20FT LOUNGE DINING ROOM
- SEPARATE FITTED KITCHEN
- STYLISH BATHROOM & SEPARATE WC
- PASSENGER LIFT TO ALL FLOORS
- RESIDENTS PARKING & COMMUNAL GARDENS
- OPPOSITE PRESTON PARK

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.

# £435,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/PRP106396](https://fox-and-sons.co.uk/Property/PRP106396)



Property Ref:  
PRP106396 - 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.

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