



South Road Mews, Brighton, BN1 6ZD

welcome to

South Road Mews, Brighton

CHAIN FREE! A ground floor apartment with dual aspect lounge, two bedrooms, separate kitchen, spacious entrance hallway with built in storage, allocated parking space and a communal garden.



Fox & Sons are pleased to offer this ground floor purpose built flat forming part of this mews style development in Preston Village. The flat has a good size dual aspect lounge, two bedrooms, separate kitchen, bathroom, plenty of built in storage, allocated car parking space and a bike shelter/store for all residents.

Situated in Preston Village with its shopping facilities including Sainsburys & local pubs, Preston Park, bus services on Preston Road which gives access to the city centre & is within reach of Preston Park station. Viewing essential. No Onward Chain.



Total floor area 54.6 m² (588 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

South Road Mews is situated in the heart of Preston Village conservation area and is approached directly off of South Road. Local shopping facilities are available close to hand along with Preston Park station being within 0.4 miles walking distance which provides commuter services to Gatwick and London. The A23/A27 is easily accessible which offers road links out of Brighton to all surrounding areas as well as local bus services are close to hand providing easy access to Brighton city centre and the famous seafront, whilst schools which cater for all ages are in the vicinity along with BHASVIC sixth form college, one of the top performing colleges in the UK.

The property 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, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: Stanford Infant School - 0.3 miles, Windlesham School - 0.4 miles, St Bernadette's Catholic Primary School - 0.4 miles, Stanford Junior School - 0.5 miles, Balfour Primary School - 0.7 miles, Downs Junior School - 0.8 miles, Downs Infant School - 0.9 miles, Westdene Primary School - 1.3 miles, Patcham Infant School - 1.4 miles, Patcham Junior School - 1.5 miles.

Secondary: Cardinal Newman Catholic School - 0.4 miles, Dorothy Stringer - 0.6 miles, Vardean School - 0.9 miles, BHASVIC College - 0.9 miles, Vardean College - 1.1 miles, Downs View Link College - 1.1 miles, Patcham High School - 1.5 miles

Train Stations

Preston Park Station - 0.4 miles
London Road Station - 0.8 miles
Brighton Mainline Station - 1.5 miles

Amenities

Sainsbury's Local (Preston Road) - 0.2 miles
Preston Drove Shopping Parade - 0.5 miles
Matlock Convenience Store - 0.8 miles
Tesco Express (The Droveway) - 0.8 miles
Fiveways Shopping Parade - 0.9 miles
Seven Dials Shopping Parade - 1.1 miles
Preston Circus/London Road Shopping - 1.1 miles
Waitrose (Nevill Road) 1.9 miles
Pavilion Retail Park (Lewes Road) - 1.9 miles
Brighton City Centre - 2.1 miles
M&S Simply Food Hall (Carden Avenue) - 2.5 miles
Asda Superstore (Hollingbury) - 2.7 miles

Main Roads

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

welcome to

South Road Mews, Brighton

- GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- DUAL APSECT LOUNGE
- SPACIOUS ENTRANCE HALLWAY
- COMMUNAL GARDEN & BIKE SHELTER
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 190 years from 10 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106444



Property Ref:
PRP106444 - 0003

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