



Matlock Road, Brighton, BN1 5BF

welcome to

Matlock Road, Brighton

Fox & Sons are delighted to offer this fantastic two double bedroom garden flat that is in a popular residential location close to Preston Park Station and local shops. The flat benefits from having a private rear garden and large open plan living room kitchen.

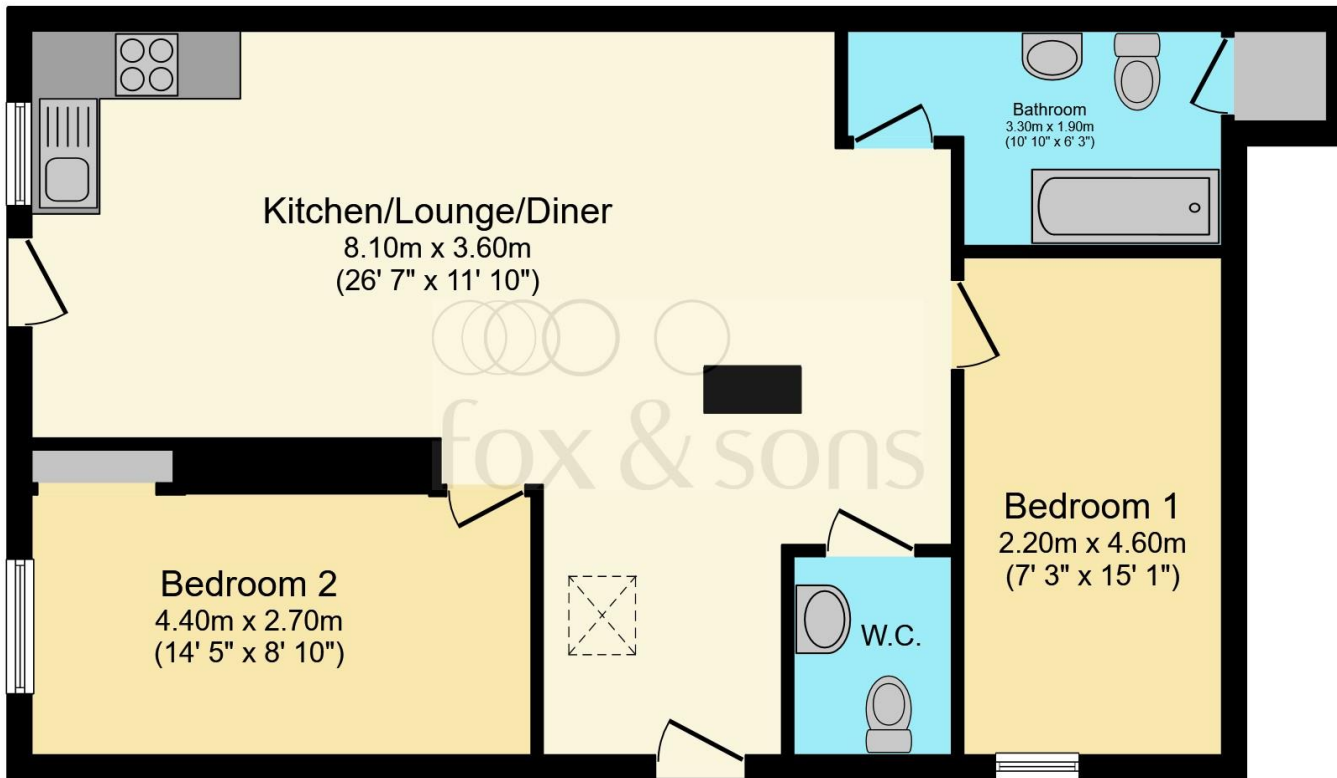


**** SUPERB INVESTMENT OPPORTUNITY ** LONG TERM TENANTS ****

This large two bedroom ground floor flat with its own garden is in great condition with plenty of opportunity to make it your own.

Upon entering the property you are met with a large living space with wooden flooring throughout. Adjoining the living room area is the kitchen which is in good condition with a good range of cupboards along with integrated appliances and also space for a dining table. The open plan area is perfect for entertaining family and friends. Off of the living room are two well-proportioned double bedrooms, a family bathroom and separate WC.

Leading outside to the garden, you have a flint wall divide from next door and the rest is boarded by a timber fence. Decking runs from the front to the back and is in good order. This garden is a sun trap for all the morning sunshine worshippers



Total floor area 67.8 sq.m. (730 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

Matlock Road is situated in the sought after Tivoli district and is adjacent to Dyke Road and Preston Road. Within a short walk you will find Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging. Other amenities such as Pavilion and Avenue Tennis Club, Withdean Sports Stadium, Dyke Road Park, and Hove Park with all their facilities are easily accessible.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.4 miles, Stanford Infant School - 0.5 miles, Stanford Junior School - 0.7 miles, Balfour Primary School - 0.9 miles, Brunswick Primary School - 1.0 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.1 miles, Westdene Primary School - 1.1 miles, Hertford Infant & Nursery School - 1.2 miles.

Secondary: Cardinal Newman Catholic School - 0.5 miles, Dorothy Stringer School - 0.7 miles, Vardean School - 1.0 miles, Blatchington Mill School - 1.1 miles, BHASVIC College - 1.2 miles, Vardean College - 1.5 miles, Downs View Lin College - 1.5 miles.

Train Stations

Preston Park Station - 0.2 miles
Hove Station - 0.8 miles
London Road Station - 1.1 miles
Brighton Mainline Station - 1.5 miles

Amenities

Matlock Road Convenience Store - 0.1 miles
Tesco Express (The Droveaway) - 0.3 miles
Sainsbury's Local (Preston Road) - 0.3 miles
Seven Dials Shopping Parade - 1.1 miles
Goldstone Retail Park - 1.3 miles
Fiveways Shopping Parade - 1.7 miles

Main Roads

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

Agents Note

The property is currently let and the photos used are from 2023.

welcome to

Matlock Road, Brighton

- ** SUPERB INVESTMENT OPPORTUNITY ** LONG TERM TENANTS **
- TWO DOUBLE BEDROOMS
- 23'0 OPEN PLAN LOUNGE/KITCHEN
- PRIVATE REAR GARDEN
- BATHROOM & SEPARATE CLOAKROOM
- GROUND FLOOR FLAT WITH OWN STREET ENTRANCE
- NO ONWARD CHAIN
- 0.2 MILES FROM PRESTON PARK STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106462



Property Ref:
PRP106462 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk