



Shawcross House, Preston Road, Brighton, BN1 6SW

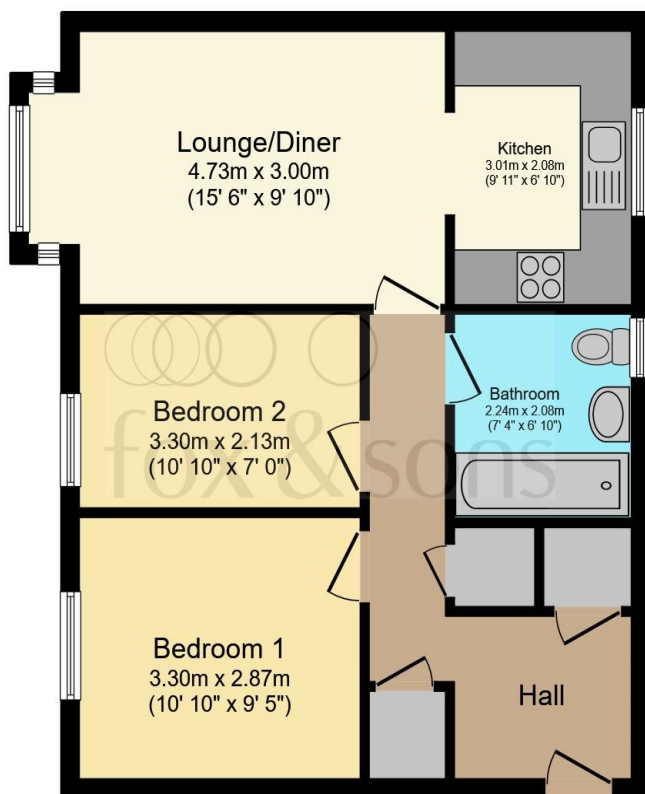
welcome to

Shawcross House, Preston Road, Brighton

A two-bedroom ground floor apartment with allocated parking in a highly sought after and convenient location. The property is ready to occupy and being sold chain free.



Fox & Sons are delighted to offer this ground floor two bedroom purpose built apartment situated in this sought after development within a short walking distance to Preston Park Station and all local amenities. It also provides excellent links to both Brighton City Centre and the A27/A23. The property comprises of a lounge with box bay window, separate fitted kitchen, master bedroom, second double bedroom and modern fitted bathroom with shower over. The flat benefits from allocated parking which is very rare and gas central heating. This property further benefits with no onward chain.



Total floor area 54.1 m² (583 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

Set within the heart of the 'Preston Village' conservation area, Shawcross House is situated on the corner of Preston Road and Cumberland Road, set well back from the road and screened by the mature trees and greenery which surround it. Preston Park station (with its links to Gatwick and London Victoria) is located 0.1 miles away in Clermont Road, access for driving commuters wanting to use the A23/A27 follows along Preston Road where local bus services provide access to Brighton city centre and the famous seafront.

This apartment is also just across the road from Preston Manor, The Rockery and Preston Park itself, which offers an array of recreational facilities within its 60+ 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: St Bernadette's Catholic Primary School - 0.2 miles, Stanford Infant School - 0.7 miles, Balfour Primary School - 0.7 miles, Stanford Junior School - 1.0 miles, Hertford Infant School - 1.1 miles, Downs Infant School - 1.2 miles, Downs Junior School - 1.2 miles, Westdene Primary School - 1.4 miles, Patcham Infants School - 1.5 miles, Hertford Junior School - 1.6 miles, Patcham Junior School - 1.8 miles.

Secondary: Cardinal Newman Catholic School - 0.8 miles, Dorothy Stringer School - 0.9 miles, Varndean College - 0.9 miles, Downs View Link College - 0.9 miles, Varndean School - 1.0 miles, BHASVIC College - 1.3 miles, Patcham High School - 1.7 miles.

Train Stations

Preston Park Station - 0.1 miles
London Road Station - 0.9 miles
Brighton Mainline Station - 1.5 miles

Amenities

Sainsbury's Local (Preston Road) - 0.3 miles
Preston Drove Shopping Parade - 0.4 miles
Matlock Convenience Store - 0.6 miles
Tesco Express (The Droveaway) - 0.7 miles
Fiveways Shopping Parade - 0.8 miles
Patcham Village - 0.9 miles
Preston Circus/London Road Shopping - 1.2 miles
Seven Dials Shopping Parade - 1.6 miles
Sainsbury's (New England Street) - 1.7 miles
Sainsbury's Superstore (Lewes Road) - 1.9 miles
Pavilion Retail Park (Lewes Road) - 1.9 miles
M&S Food Hall (Hollingbury) - 2.4 miles
Asda Superstore (Hollingbury) - 2.7 miles
Brighton City Centre - 3.0 miles

Main Roads

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

welcome to

Shawcross House, Preston Road, Brighton

- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- 0.1 MILES TO PRESTON PARK STATION
- CHAIN FREE
- SEPARATE KITCHEN
- SPACIOUS LOUNGE/DINER
- SET WITHIN 'PRESTON VILLAGE' CONSERVATION AREA
- GROUND FLOOR FLAT

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£295,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106543



Property Ref:
PRP106543 - 0006

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