



The Mews, Brighton, BN1 6TU

welcome to

The Mews, Brighton

This 3 bedroom house is in a highly sought after location in Preston Park and moments away from Preston Park station. This property also has the added bonus of no onward chain so viewings are strongly advised.



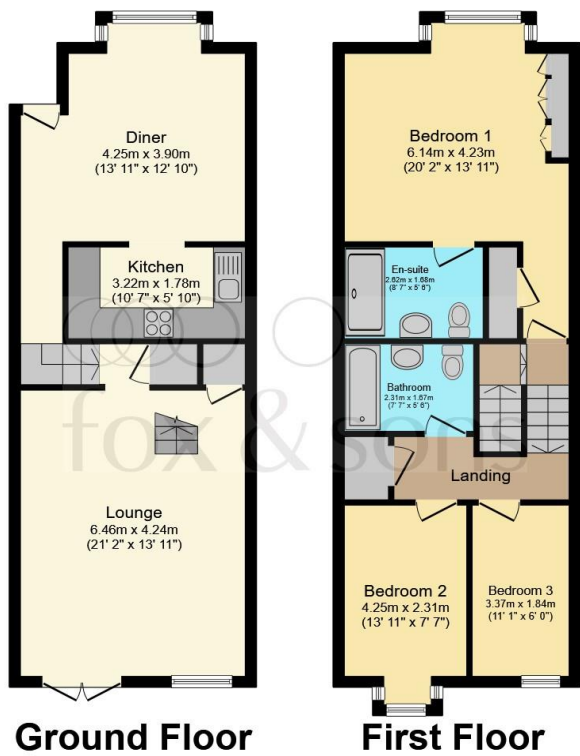
Welcome to this beautifully presented mid-terrace family house, perfectly situated in a peaceful cul-de-sac with no through traffic. This modern gem boasts three spacious bedrooms, making it an ideal haven for families seeking comfort and convenience.

As you step inside, you'll be greeted by a bright and airy living space that seamlessly blends contemporary design with homely warmth. The open-plan layout invites natural light to flood the rooms, creating an inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen is well-equipped and stylishly designed, providing ample space for culinary creativity.

One of the standout features of this property is its West-facing rear garden. Imagine basking in the afternoon sun as you unwind or host summer barbecues with friends and family in your private outdoor oasis. The garden offers plenty of potential for those looking to create their own tranquil retreat.

Convenience is key here; located just 0.1 miles from Preston Park station, commuting couldn't be easier! Enjoy quick access to city life while returning home to your serene sanctuary at the end of the day. Additionally you have off-road parking.

Don't miss out on this unique opportunity! Contact us today to arrange your viewing and discover how this stunning family home can fit into your lifestyle. Your dream home awaits!



Total floor area 104.2 m² (1,121 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
Situating in the popular Towergate development which is quietly nestled and set back from London Road in a leafy and tranquil setting. This spacious 3 bedroom house is located just moments from Preston Park station making the property perfect for anyone who is looking to commute to Gatwick or London Victoria.

The property is also a short walk from Preston Park Village/Preston Park itself 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.

Key Information

Schools
Primary: St Bernadette's Catholic Primary School - 0.2 miles, Stanford Infant School - 0.6 miles, Balfour Primary School - 0.7 miles, Stanford Junior School - 0.8 miles, Westdene Primary School - 1.0 miles, Downs Junior School - 1.0 miles, Patcham Infant School - 1.0 miles, Hertford Infant School - 1.1 miles, Downs Infant School - 1.1 miles, Hertford Junior School - 1.3 miles.

Secondary: Dorothy Stringer School - 0.5 miles, Varndean College - 0.7 miles, Cardinal Newman Catholic School - 0.7 miles, Downs View Link College - 0.8 miles, Varndean School - 0.8 miles, Patcham High School - 1.1 miles, Blatchington Mill School - 1.3 miles, BHASVIC College - 1.7 miles.

Train Stations
Preston Park Station - 0.1 miles
London Road Station - 1.1 miles
Hove Station - 1.1 miles
Brighton Mainline Station - 2.2 miles

Amenities
Sainsbury's (Preston Road) - 0.6 miles
Patcham Village - 0.8 miles
Fiveways Shopping Parade - 1.1 miles
Preston Circus/London Road Shopping - 1.5 miles
Sainsbury's Local (Carden Avenue) - 1.7 miles
Seven Dials Shopping Parade - 1.9 miles
Sainsbury's (New England Street) - 2.0 miles
Pavilion Retail Park (Lewes Road) - 2.1 miles
Brighton City Centre - 3.0 miles

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

welcome to

The Mews, Brighton

- THREE BEDROOMS
- WEST FACING GARDEN
- OFF STREET PARKING
- 0.1 MILES TO PRESTON PARK STATION
- SEPARATE KITCHEN
- FAMILY BATHROOM & EN-SUITE TO MASTER
- LOUNGE & DINING AREA
- CLOSE TO LOCAL AMENITIES & A23/A27 ROAD NETWORK

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£630,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106285



Property Ref:
PRP106285 - 0005

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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fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk