



Florence Road, Brighton, BN1 6DJ

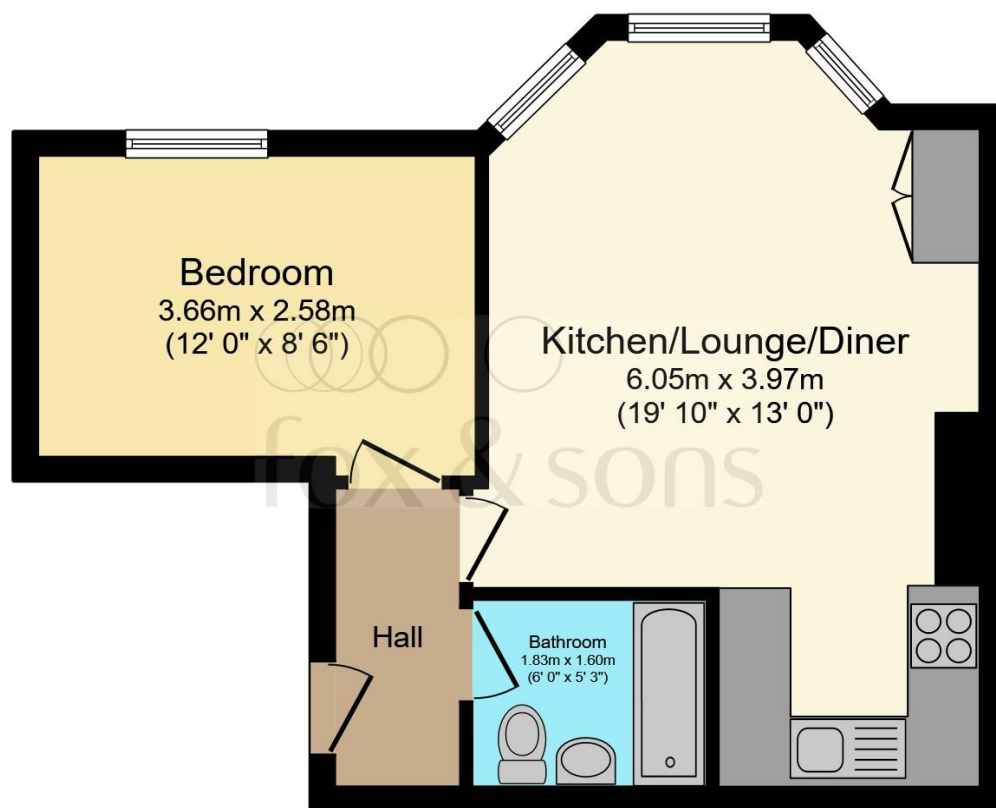
welcome to

Florence Road, Brighton

CHAIN FREE!! This well presented first floor flat enjoys a spacious lounge filled with natural light from the large bay window, a modern kitchen, double bedroom with space for wardrobes and a white bathroom suite. Close to London Road & Preston Park stations.



Bright and airy first-floor flat offering generous space and comfortable living. The spacious lounge features high ceilings and a charming bay window, filling the room with natural light. A modern, well-appointed kitchen provides all the essentials for everyday cooking. The property includes a double bedroom and a contemporary bathroom. Additional benefits include being chain-free, with convenient access to Preston Park and London Road stations, making commuting or exploring the area a breeze. A fantastic property for buyers seeking a light-filled, well-located home.



Total floor area 38.2 m² (411 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

Florence Road is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.1 miles), which 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.

Most will also appreciate the more popular local pubs and eateries such as the ever-popular Signallman Pub and The Open House which are within walking distance of the property.

Popular with rail commuters due to its central setting for both London Road station just a two-minute walk away and Brighton mainline station (0.7 miles away), and also road commuters as the A23/A27 network is easily accessible.

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

Key Information

Train Stations

London Road Station - 0.1 miles
Brighton Mainline Station - 0.7 miles
Preston Park Station - 1.0 miles

Amenities

Preston Circus/London Road Shopping - 0.4 miles
Fiveways Shopping Parade - 0.5 miles
Seven Dials Shopping Parade - 0.9 miles
Sainsbury's (New England Street) - 1.0 miles
Sainsbury's (Preston Road) - 1.1 miles
Pavilion Retail Park (Lewes Road) - 1.1 miles
Patcham Village - 2.0 miles
Sainsbury's Local (Carden Avenue) - 2.2 miles
Brighton City Centre - 2.2 miles

Main Roads

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

welcome to Florence Road, Brighton

- FIRST FLOOR FLAT
- DOUBLE BEDROOM
- SPACIOUS LOUNGE
- MODERN KITCHEN
- WHITE BATHROOM SUITE
- BRIGHT & AIRY & HIGH CEILINGS
- CHAIN FREE
- CLOSE TO PRESTON PARK & LONDON ROAD STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1524.60

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106757



Property Ref:
PRP106757 - 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