



**Birch Villa, Preston Road, Brighton, BN1 6HY**



**welcome to**

**Birch Villa, Preston Road, Brighton**

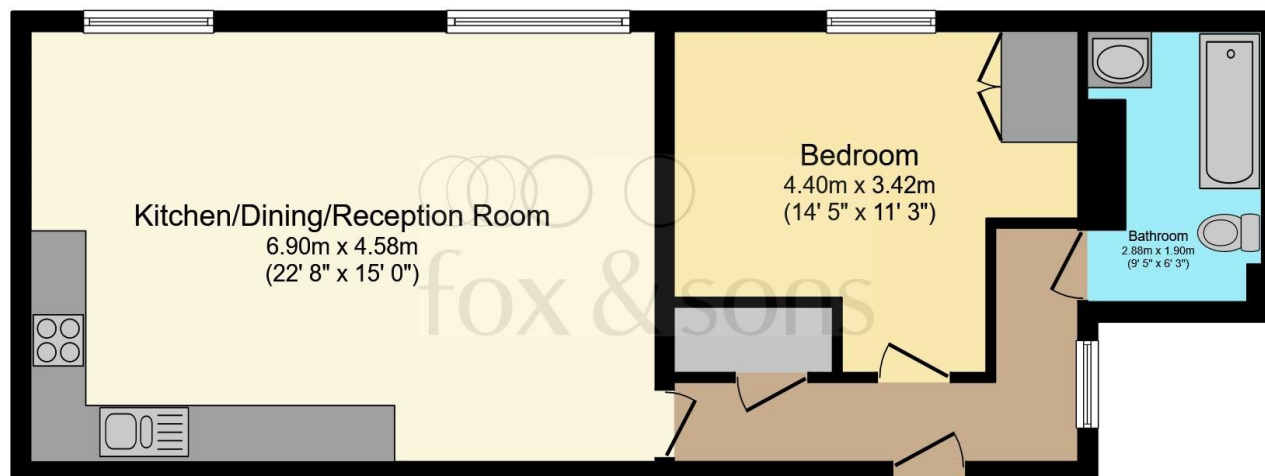
A beautifully presented lower ground floor one bedroom flat, situated within moments from Preston Park stations, making this ideal for commuters. Benefitting from allocated parking, bike storage facilities, a communal rear garden with an allotment with raised grow boxes in the shared garden.



Stunning flat with a bright, open-plan layout that blends a lounge, diner, and kitchen into one stylish, airy living space. A double bedroom offers plenty of comfort, while a stylish bathroom adds a touch of luxury. A spacious entrance hall welcomes you home, and large windows flood the rooms with natural light. The property comes with a communal garden to enjoy outdoor time along with an allotment with raised grow boxes in the shared garden. Allocated parking for convenience, and secure bike storage. Located close to Preston Park Station, this home combines modern convenience with a peaceful, residential vibe.

AGENT NOTE: This property is currently under shared ownership in conjunction with Southern Housing Association who have criteria for any purchase, the advertised price is for the sellers 35% share. £539.85 per month is paid to the Housing Association as rent for the retained share. Service Charge is £361.61 Ground Rent is £0. Please contact with Southern Housing Association for guidance on purchase requirements.

In addition, Southern Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 35% share and the remaining 65% share from Southern Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.



Total floor area 58.0 m<sup>2</sup> (624 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](http://www.focalagent.com)

## welcome to Birch Villa, Preston Road, Brighton

- MOMENTS FROM PRESTON PARK STATION
- DOUBLE BEDROOM
- ALLOCATED PARKING & BIKE STORAGE
- OPEN PLAN LOUNGE/KITCHEN
- COMMUNAL REAR GARDEN
- LOWER GROUND FLOOR FLAT
- BRIGHT & AIRY FLAT
- STYLISH BATHROOM SUITE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3492.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £112,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106832](https://fox-and-sons.co.uk/Property/PRP106832)



Property Ref:  
PRP106832 - 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](mailto:PrestonPark@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**