



Preston Drove, Brighton, BN1 6LD

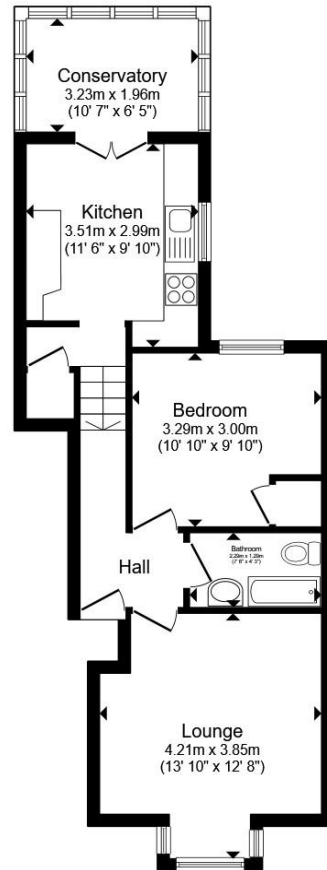
welcome to

Preston Drove, Brighton

Ground-floor flat with a double bedroom, a bright and airy lounge, a spacious kitchen, and a fully tiled bathroom. It also features a useful conservatory with fantastic views, providing extra living space and making the home bright, versatile, and comfortable.



Located in the heart of Brighton's Preston Park area, this contemporary ground-floor flat combines period character with modern finishes throughout. The accommodation includes a well-proportioned, south-facing lounge with high ceilings and prominent bay windows, allowing natural light to fill the space. The layout leads naturally through to a generous, well-equipped kitchen, which opens into a conservatory providing additional, versatile living space suitable for dining, relaxing, or entertaining. The flat also offers a double bedroom with built-in storage, along with an adjacent fully tiled bathroom suite finished in a clean, contemporary style. Ideal for first-time buyers or downsizers seeking style and practicality in a convenient location, the property further benefits from stylish wall panelling, and recently refurbished front bay windows.



Total floor area 50.9 m² (548 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.propertybox.io



Location

Situated in the sought-after location of Preston Drove, this property enjoys close proximity to a variety of local schools and shops, making everyday essentials easily accessible. Additionally, for those who commute or enjoy exploring the surrounding areas, Preston Park station is 0.7 miles away, providing convenient transport links.

With its blend of period charm, modern elegance, and a prime location, this exceptional home presents a rare opportunity to enjoy both style and convenience in a highly desirable setting.

Key Information

Train Stations

Preston Park Station - 0.7 miles
London Road Station - 0.8 miles
Brighton Mainline Station - 1.2 miles

Amenities

Preston Drove Shopping Parade - 0.1 miles
Sainsbury's (Preston Road) - 0.4 miles
Fiveways Shopping Parade - 0.4 miles
Preston Circus/London Road Shopping - 0.8 miles
Seven Dials Shopping Parade - 1.2 miles
Pavilion Retail Park (Lewes Road) - 2.1 miles
M&S Simply Food (Carden Avenue) - 2.1 miles
Asda Superstore (Hollingbury) - 2.4 miles
Brighton City Centre - 2.5 miles

Main Roads

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

welcome to Preston Drove, Brighton

- GROUND FLOOR PERIOD FLAT
- DOUBLE BEDROOM WITH HIGH CEILINGS
- LOUNGE WITH NEWLY REFURBISHED SASH BAY WINDOWS
- KITCHEN WITH PLENTY OF WORKSPACE
- FULLY TILED BATHROOM
- CONSERVATORY WITH A SKYLINE VIEW
- 104 YEARS REMAINING ON LEASE
- IDEAL FIRST HOME

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1322.20

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106814



Property Ref:
PRP106814 - 0005

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