



**Preston Village Mews, Brighton, BN1 6XU**

fox & sons

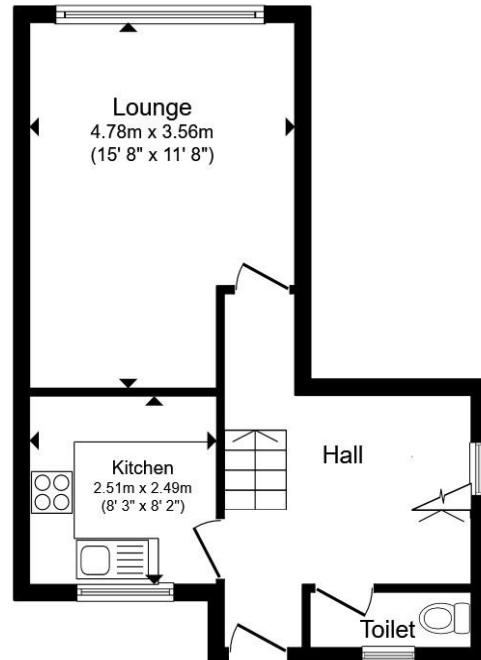
**welcome to**

## **Preston Village Mews, Brighton**

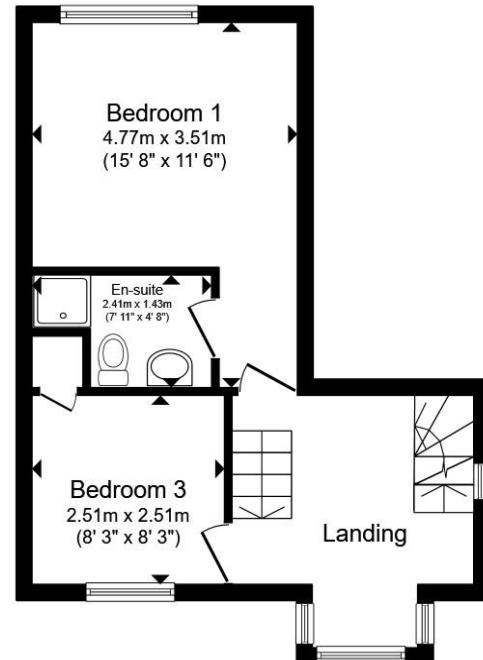
RARELY AVAILABLE!! 3 bedroom house with accommodation over 3 floors in the sought after Preston Village Mews development, close to Preston Park Station & with the additional benefit of off road parking.



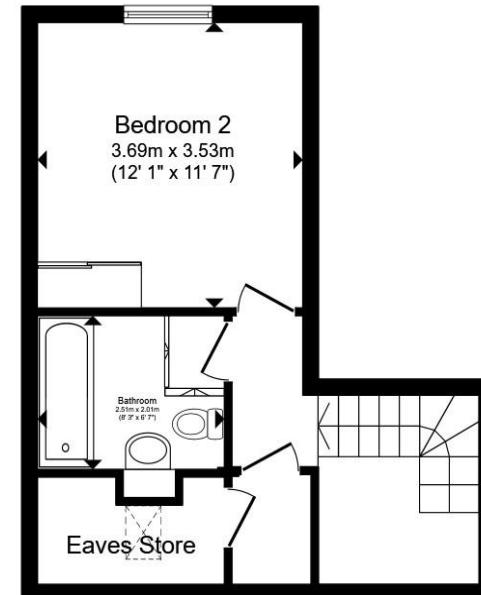
Forming part of the attractive Preston Village Mews, this end-of-terrace home offers comfortable modern living over three floors. The ground floor features a convenient cloakroom, a spacious lounge, and a separate kitchen, while the upper floors provide three well-proportioned bedrooms, an en-suite shower room, and a family bathroom. Outside, there is off-road parking to accommodate a car. Ideally located for commuters, the property sits close to Preston Park station and the A23/A27 road network, giving easy access to local amenities and beyond.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 96.6 m<sup>2</sup> (1,040 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](http://www.propertybox.io)

# welcome to Preston Village Mews, Brighton

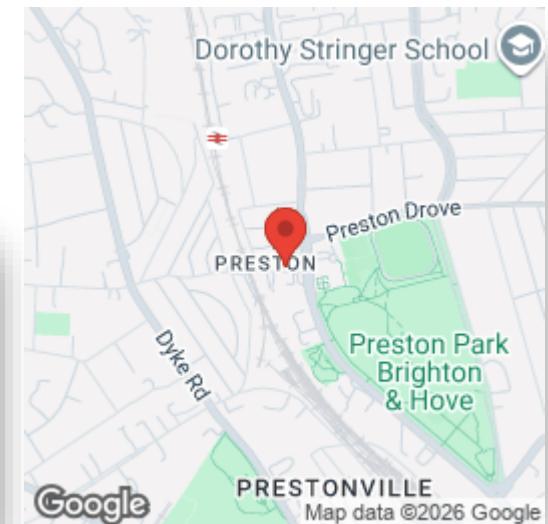
- CHAIN FREE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM & GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- 0.5 MILES TO PRESTON PARK STATION
- SOUGHT AFTER POSITION IN PRESTON PARK VILLAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£475,000**



**view this property online** [fox-and-sons.co.uk/Property/PRP106830](http://fox-and-sons.co.uk/Property/PRP106830)

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.



Property Ref:  
PRP106830 - 0002



**01273 508761**



PrestonPark@fox-and-sons.co.uk



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



**fox-and-sons.co.uk**