



**Florence Road, Brighton, BN1 6DL**

fox & sons

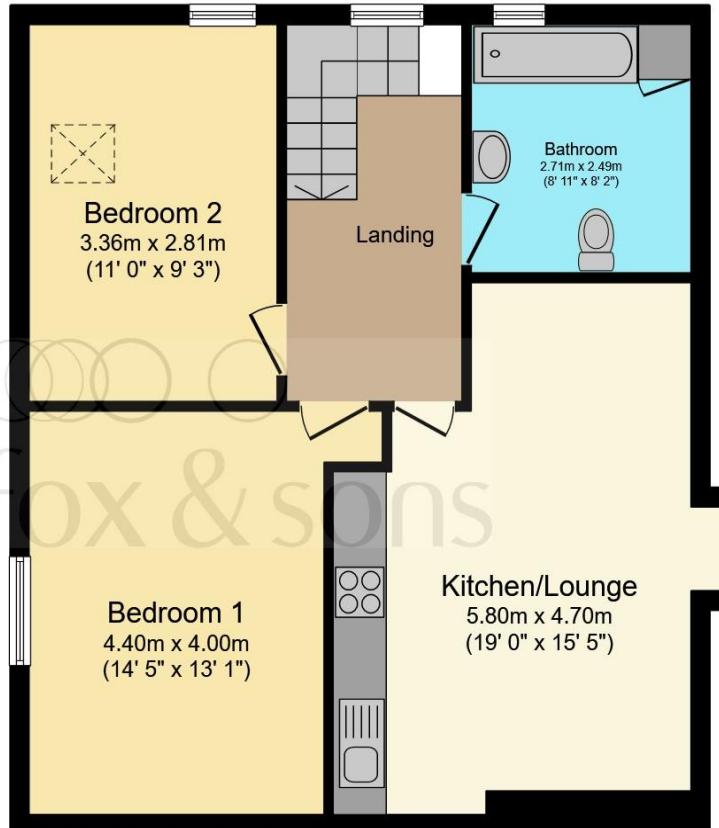
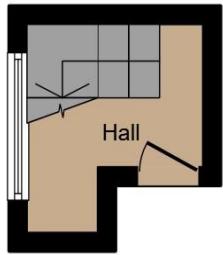
welcome to

## Second Floor Flat Florence Road, Brighton

This fabulous top floor two-bedroom apartment with its own patio garden is situated in this highly sought after location in Florence Road. The apartment is close to Preston Park, London Road & Brighton stations, local shops schools and walking distance to the city centre. Viewing Essential



CHAIN FREE!! GUIDE PRICE £325,000-£350,000. Top-floor flat with a share of freehold and no chain. This well-presented residence features two double bedrooms and an open-plan lounge-kitchen, ideal for modern living. A contemporary bathroom complements a spacious entrance hall, adding a welcoming first impression. The flat benefits from a long remaining lease, its own rear patio garden and is conveniently located close to both London Road Station and Brighton Mainline Station, offering excellent transport links and city access. A great option for first-time buyers or investors seeking a low-hassle, chain-free purchase. Viewing Essential.



**Ground Floor**

**First Floor**

Total floor area 68.8 m<sup>2</sup> (740 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)

## Location

Florence Road is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.2 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 Signalman Pub and The Open House. If you are looking for your first purchase or a BTL investment then this could be the one for you!

Popular with rail commuters due to its central setting for both London Road station just a two minute walk away and Brighton mainline station (0.9 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 - 0.2 miles  
Brighton Mainline Station - 0.9 miles  
Preston Park Station - 1.4 miles

### Amenities

Preston Circus/London Road Shopping - 0.5 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) - 1.0 miles  
Pavilion Retail Park (Lewes Road) - 1.0 miles  
Brighton City Centre - 2.1 miles

### Main Roads

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

# welcome to Second Floor Flat Florence Road, Brighton

- SHARE OF FREEHOLD
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- REAR PATIO GARDEN
- LIVING ROOM/KITCHEN
- LONG LEASE REMAINING
- CLOSE TO LONDON ROAD STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1920.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£325,000-£350,000**



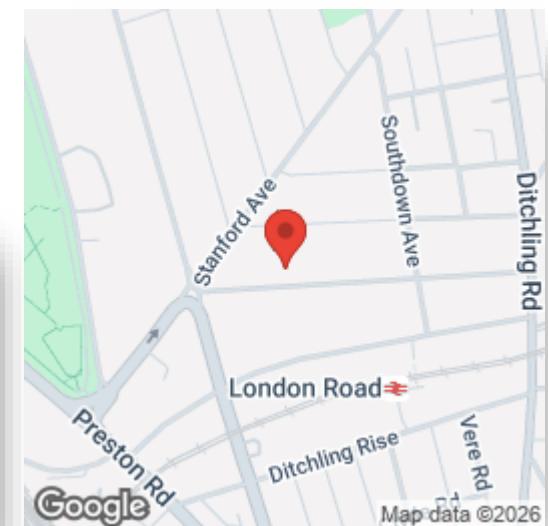
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Property Ref:  
PRP106728 - 0008

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Please note the marker reflects the postcode not the actual property



**01273 508761**



PrestonPark@fox-and-sons.co.uk



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



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