



## **Basement Flat Prestonville Road, Brighton BN1 3TL**

*Two bedroom lower ground floor apartment with courtyard garden in popular residential road close to Seven Dials.*



*welcome to*

## **Basement Flat Prestonville Road, Brighton**

An extremely well presented two bedroom lower ground floor apartment with Courtyard garden, within walking distance of the popular Seven dials shopping thoroughfare and Brighton mainline railway station. The property comprises; two bedrooms, one with ensuite, an open plan kitchen/living area with doors onto the courtyard garden and a separate wet room.





Total floor area 52.7 sq.m. (568 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Basement Flat Prestonville Road, Brighton

- Spacious lower ground floor apartment
- Own Street entrance
- Large open plan living room and kitchen area
- Two double bedrooms
- Courtyard garden
- Close to Brighton station
- Seven Dials shopping thoroughfare nearby

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114010 - 0002

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



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