



Guide Price
£550,000

**Share of
Freehold**

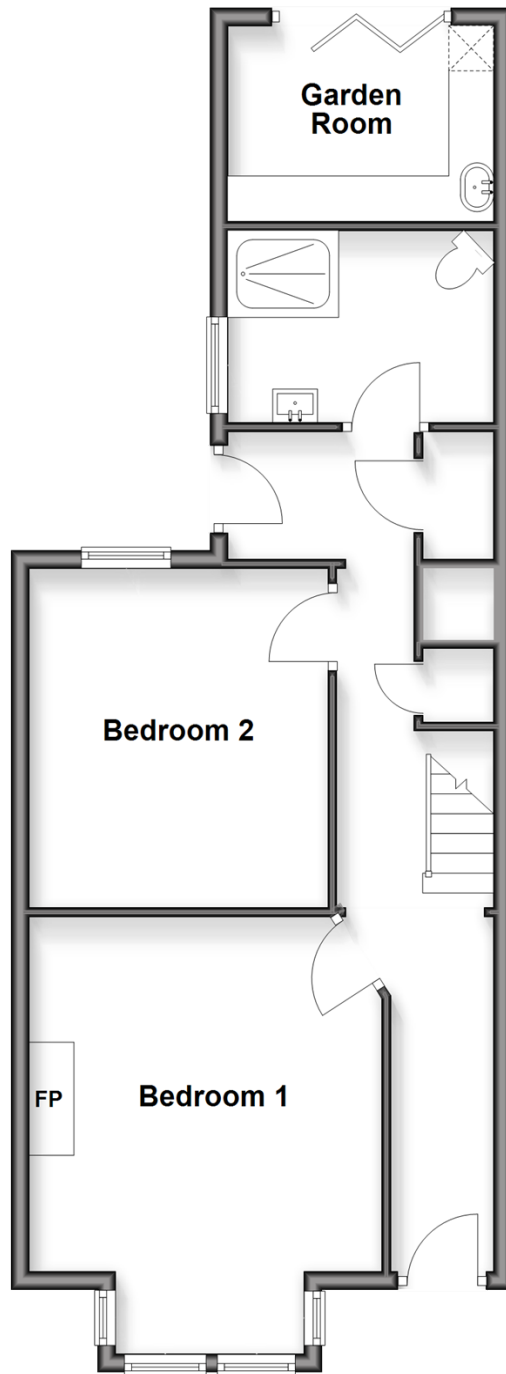
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**Preston Drove, Brighton,
East Sussex, BN1**

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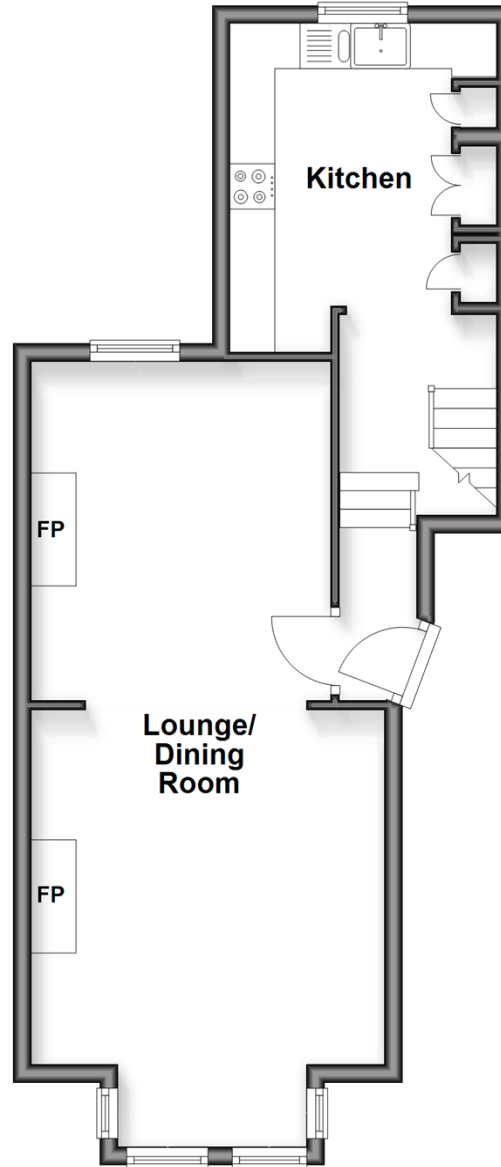
Lower Ground Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Split Level Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



Accommodation

LOWER GROUND FLOOR

Entrance Hall

Bedroom 1: 15'10 maximum x 12'11 (4.83m x 3.94m)

Bedroom 2: 12'4 x 11'0 (3.76m x 3.36m)

Shower Room

Garden Room

SPLIT LEVEL GROUND FLOOR

Hallway

Lounge/Dining Room : 15'10 maximum x 12'11 (4.83m x 3.94m) narrowing to 12'4 x 11'0 (3.76m x 3.36m)

Kitchen : 11'11 x 9'9 (3.63m x 2.97m)

OUTSIDE

Rear Garden



Main features

- Beautifully presented home in friendly neighbourhood of Preston Park/Fiveways
- Own street entrance with plenty of storage
- Large rear garden with home office space
- Walking distance to Preston Park train station
- Popular coffee shops, pubs and shops close by



Nearest Schools

Primary Schools: St Bernadette's Catholic Primary 0.2 miles, Balfour Junior School 0.4 miles, Stanford Junior School 0.5 miles
Secondary Schools: Dorothy Stringer High School 0.3 miles, Varndean School 0.6 miles



Transport Information

Train Stations: Preston Park 0.5 miles, London Road 1.0 miles, Brighton 1.4 miles



Address

Preston Drove, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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