



Guide Price
£850,000

Freehold

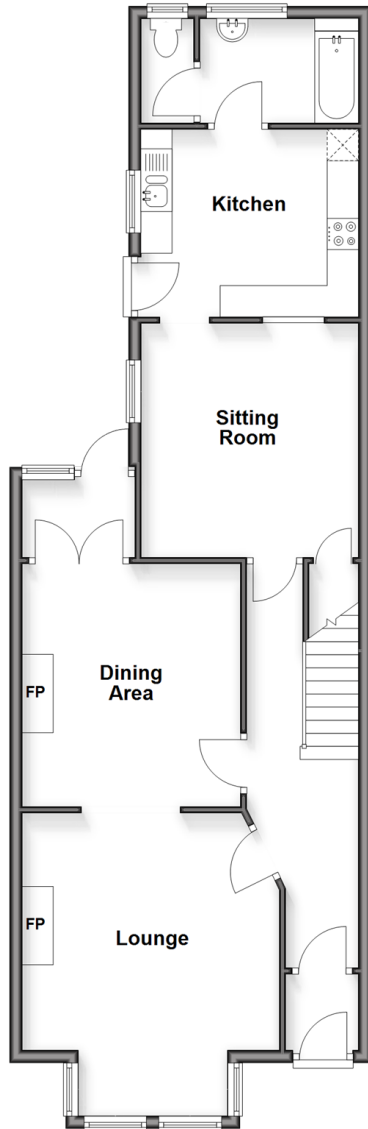
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**Preston Drove, Brighton,
East Sussex, BN1**

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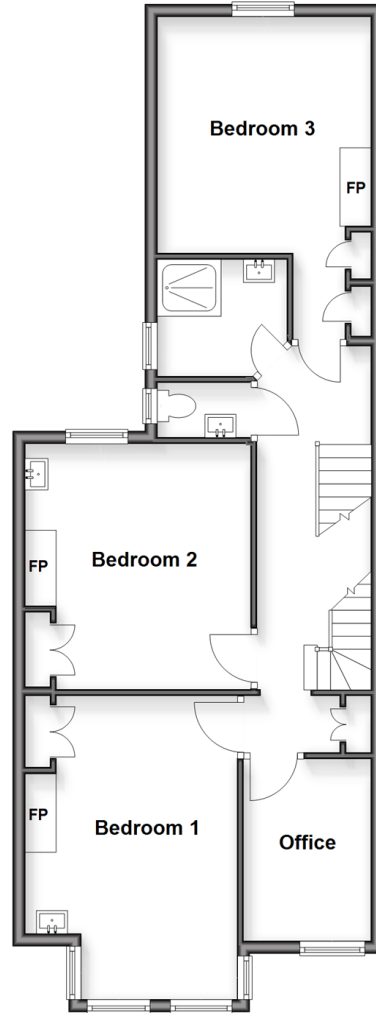
Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



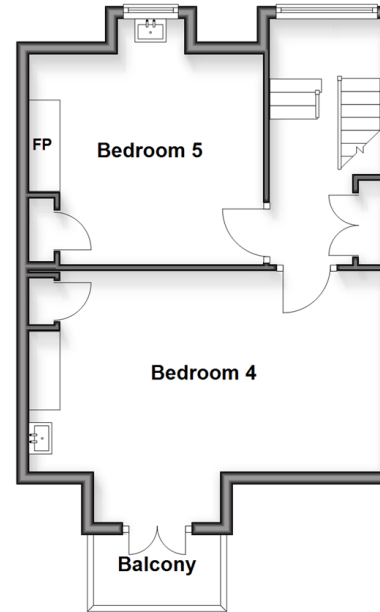
First Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Second Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 16'2 x 13'4 (4.93m x 4.07m)

Dining Area : 13'4 x 11'7 (4.07m x 3.53m)

Sitting Room: 11'4 x 11'4 (3.46m x 3.46m)

Kitchen: 11'5 x 9'8 (3.48m x 2.95m)

Bathroom

FIRST FLOOR

Landing

Bedroom 3: 12'7 x 11'5 (3.84m x 3.48m)

Shower Room

Separate Toilet

Bedroom 2: 12'9 x 11'9 (3.89m x 3.58m)

Bedroom 1: 16'0 x 11'2 (4.88m x 3.41m)

Office : 9'7 x 7'0 (2.92m x 2.14m)

SECOND FLOOR

Landing

Bedroom 4: 17'2 x 10'5 (5.24m x 3.18m)

Balcony

Bedroom 5: 12'1 x 10'9 (3.69m x 3.28m)

OUTSIDE

Front & Rear Garden



Main features

- Large family home in Fiveways
- Friendly community with local coffee shops, shops and pubs
- Close to excellent schools
- A short walk to the train station and Brighton centre/beach is walkable too
- No onward chain



Nearest Schools

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



Transport Information

Train Stations: Preston Park 0.5 miles, London Road 0.5 miles, Brighton 1.8 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)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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