



Preston Grange, Brighton, East Sussex BN1 6BH Offers In Excess Of £350,000 Leasehold

PS&B are delighted to offer this, two double bedroom apartment, with Balcony and Garage, located on the 7th floor of this well known and highly desirable block on London Road.

Situated opposite Preston Park, next to the 'The Rockery' and close to Preston Park Station, the accommodation consists of a bright double aspect lounge with bay window and access to a private balcony with superb and far reaching easterly views across Preston Park and up to the Downs.

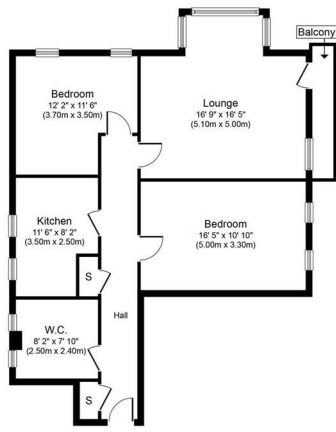
There is a spacious master bedroom which comes with views across the park whilst a second good sized double bedroom again benefits from outstanding views.

The accommodation is complimented by gas central heating, UPVC double glazed windows throughout, passenger lift and on-site caretaker. To the rear of the block the flat comes with its own garage.

EPC Rating C (71)

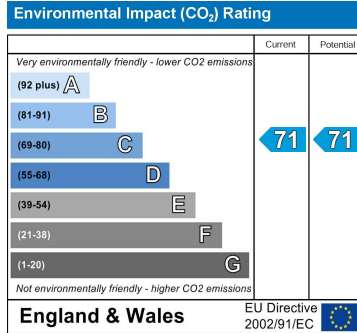
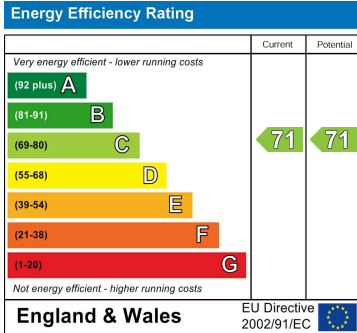
Council Tax Band B £1,597.73





Approximate Floor Area
338 sq. ft.
(77.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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