



Preston Grange, Brighton, East Sussex BN1 6BH By Auction £300,000 Leasehold

For Sale By Auction on 26th February 2025

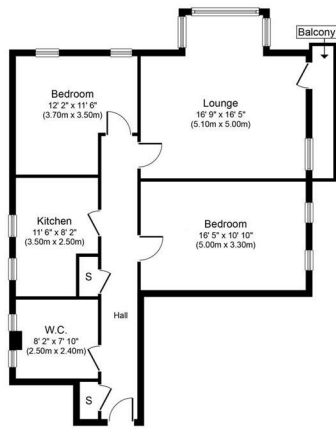
Auction Guide £300,000

Quite superb two double bedroom apartment, with Balcony and Garage, located on the 7th floor of this popular and highly desirable block on London Road offered with FULL AND IMMEDIATE VACANT POSSESSION.

Comprising of a spacious master bedroom that comes with views across the park, a second good sized double bedroom that again benefits from outstanding views as does the bright and spacious double aspect feature lounge leading to its own private balcony, fitted kitchen and bathroom whilst the entire 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 private garage.

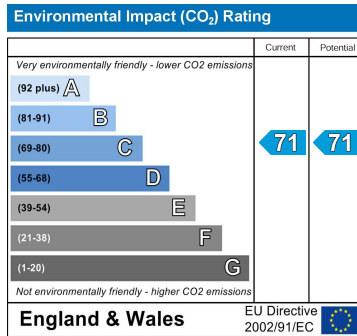
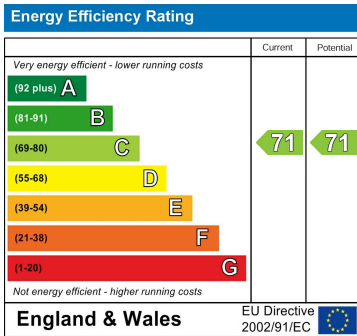
Situated opposite Preston Park, next to the 'The Rockery' and close to Preston Park Station, with its direct commuter links to London, the accommodation consists of a with bay window and access to a private balcony and superb far reaching views across Preston Park and up to the Downs. Bus services provide easy access to the city centre of Brighton whilst the London Road links conveniently to both the M23 and M25 providing its own access to London.





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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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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