



**Flat 1, The Park Apartments, London Road, Bton, BN1 6YL**

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Approx Gross Internal Area  
58 sq m / 625 sq ft

## SUMMARY OF ACCOMMODATION

**Ground Floor:** \* Communal Entrance hallway \*

**Door to Flat:** \* Entrance Hall \* Living Room \* Modern Kitchen \* Two Double Bedrooms \* Bathroom \* South Facing Patio Area \*

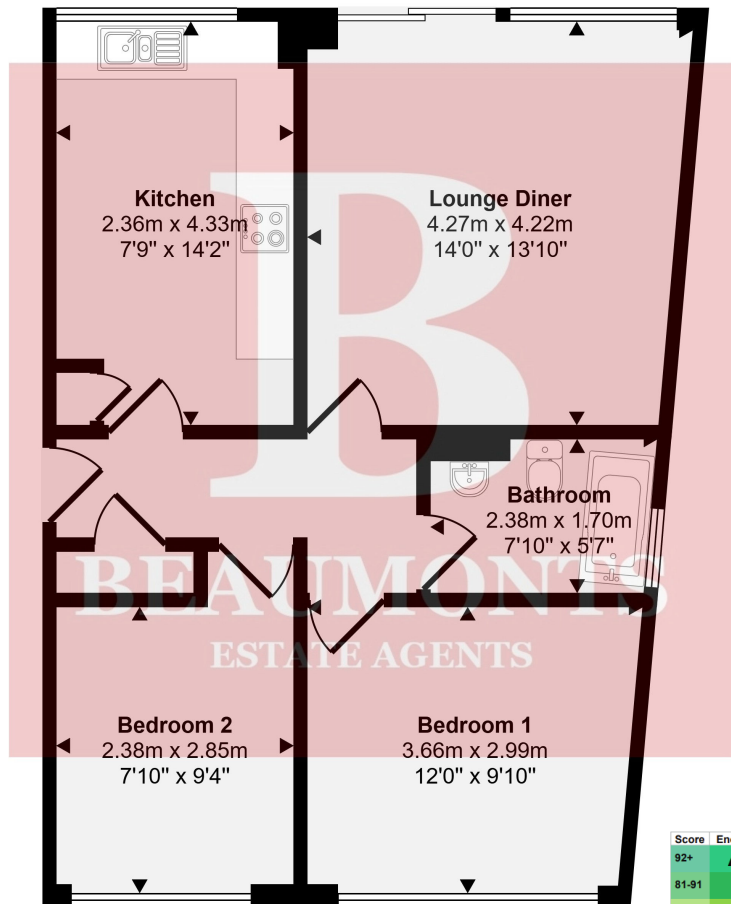
This ground floor flat is situated in a highly desirable block, offering an ideal living space defined by modern comforts and convenience. The well-arranged accommodation features gas-fired central heating and double glazing. Residents can enjoy peace of mind with a security entry system, enhancing the overall safety of the building. A particularly attractive feature is the access to a south facing patio area. The flat also includes use of garage, a valuable asset in such a sought-after location, along with access to on-site amenities like a communal gym and sauna that cater to a healthy lifestyle.

Conveniently situated near Withdean Park, the flat enjoys easy access to excellent transport links, including the A23 and A27 corridors, which provide direct routes to Gatwick Airport and other destinations. Those commuting by train will appreciate the proximity to Preston Park Railway Station, making trips to the city and beyond a breeze. The vibrant Preston Village is just a short walk away, where residents can find a Sainsbury's local and enjoy the extensive recreational facilities offered by Preston Park. For added convenience, a frequent bus service to the city centre operates close by, making it an ideal choice for both working professionals and families alike.

Council Tax Band B

Lease approx. 102 years remaining

Maintenance approx. £3,080 pa



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.