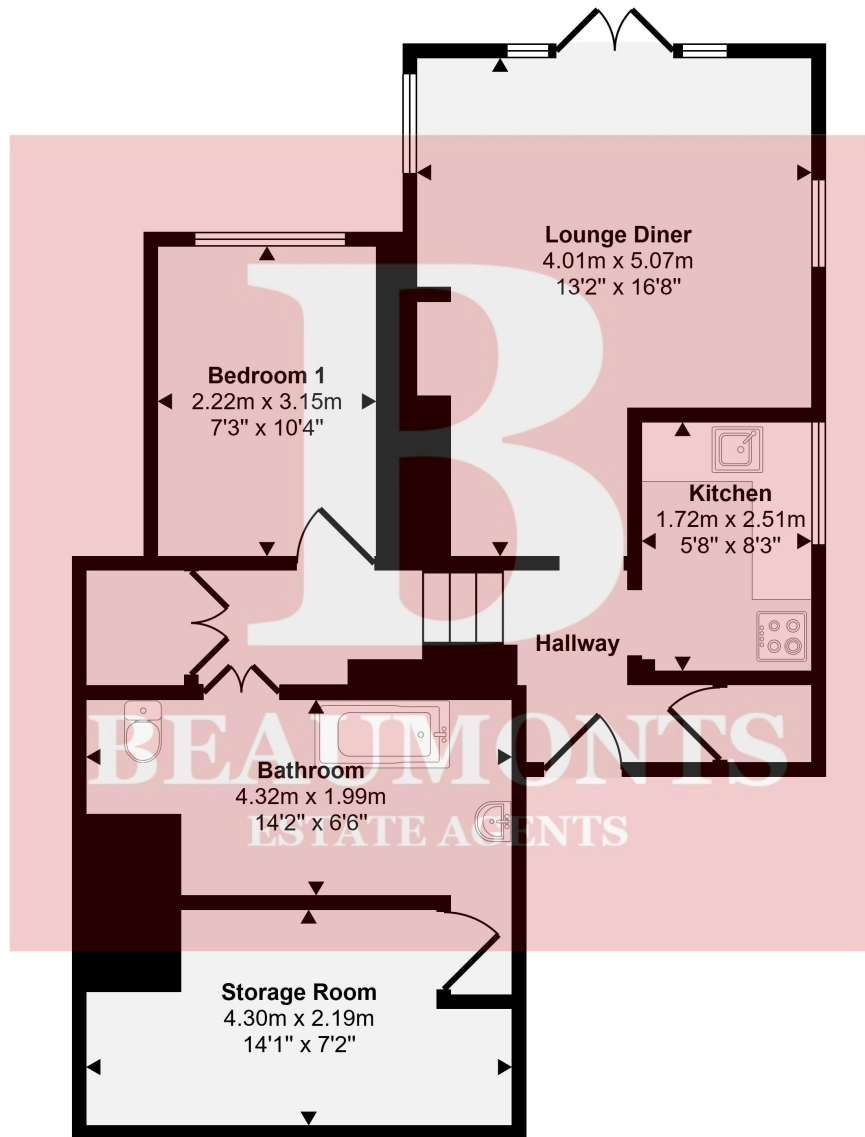




Flat 2, 16 Florence Road, Brighton, BN1 6DJ

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Approx Gross Internal Area
60 sq m / 646 sq ft



SUMMARY OF ACCOMMODATION

Ground Floor: * Communal Entrance hallway *

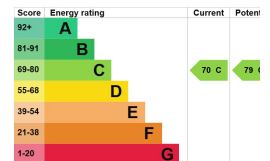
Door to Flat: * Entrance Hall * South Facing Living Room * Raised Patio * Kitchen * Double Bedroom * Bathroom * Large storage area * Shared Rear Garden *

No Onward Chain – Long Lease

A one-bedroom ground floor period flat with large living space and direct access to a lovely South facing garden with raised patio area. Situated in a highly popular residential location, this is one not to miss! This Spacious and very well-presented flat forms part of the ground floor of this large Victorian Semi, with the benefit of a shared South facing garden and no onward chain. Particular features include a large approx. 16'8ft x 13'2 South facing Living Room with an attractive outlook and French doors opening onto a raised patio area, a large double bedroom, modern Kitchen with plenty of storage, a spacious Bathroom with a white suite. There is gas central heating, a long lease and a sizable storage area.

Situated within a very popular Conservation area in a sought-after road close to Preston Park which offers excellent recreational facilities including tennis Courts and Cycle track and also close to local shopping parades and with frequent bus services to Central Brighton nearby. Preston Park surgery is located at the bottom of the road and a pharmacy can be found in Beaconsfield Road. Brighton mainline Railway station is about 15/20 minutes' walk. Preston Road/London Road provides easy access to the A23/A27 to Gatwick and beyond.

Council Tax B
EPC Rating D
Ground Rent & Maintenance
Lease



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



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.