



73 Greenacres, Preston Park Avenue, Brighton, BN1 6HR

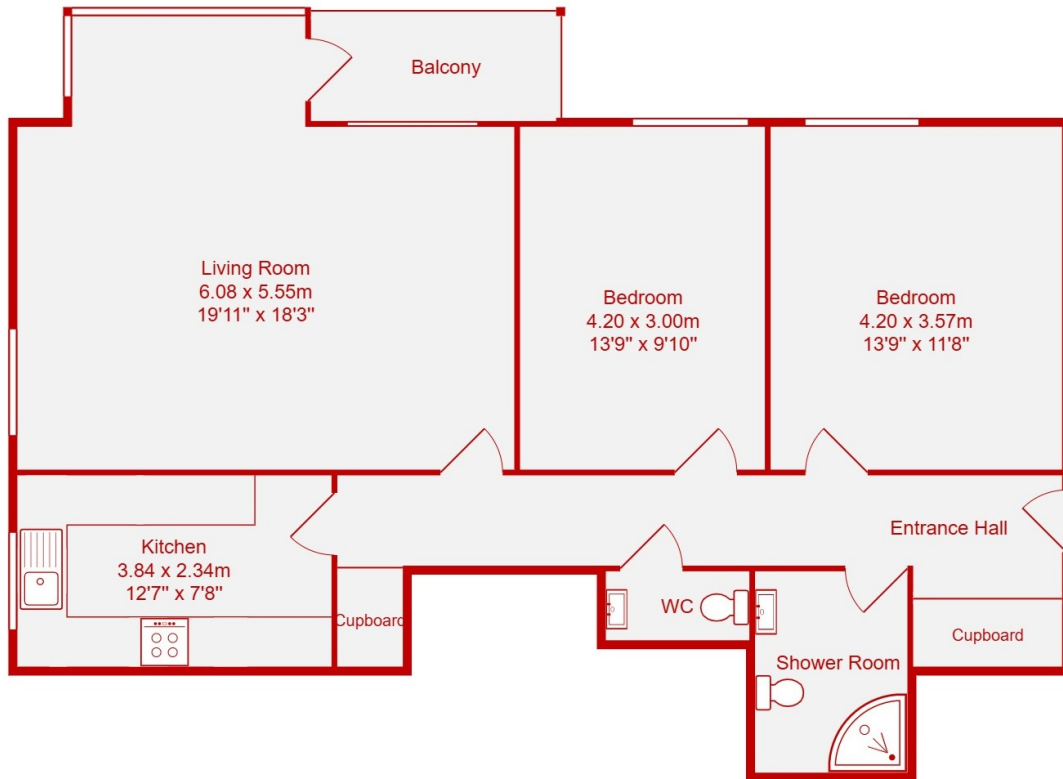
BEAUMONTS
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SUMMARY OF ACCOMMODATION

**SPACIOUS ENTRANCE HALL * DELIGHTFUL DOUBLE ASPECT
LIVING ROOM * KITCHEN * 2 DOUBLE BEDROOMS * SHOWER
ROOM * SEPARATE W.C. * BALCONY * CENTRAL HEATING
DOUBLE GLAZING * GARAGE No.39**

Superbly located within a highly regarded quiet yet convenient location adjacent to Preston Park which offers excellent recreational facilities including tennis courts, cycle track and delightful gardens. Excellent transport links are close by.

Flat 73 forms part of the 3rd floor of an impressive block which benefits from caretaker services, a modern lift, a security entry system and benefits from central heating and replacement double glazing. Features include 2 double Bedrooms, Shower room, Kitchen and a fabulous dual aspect approx. 20ft Living Room with access to a private Balcony. Garage number to be found to the rear of the block.



Total Area: 88.0 m² ... 947 ft²

(Excluding Balcony)

All measurements are approximate and for display purposes only.

A new lease was granted on 9th May 2017, with the lease expiring on 28th Sep 2189.

Ground rent in advance £80 P.A

Half yearly service charge in advance - £2,170.

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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.