

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

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EST 1825  
Evolving Property

## Preston Road, Brighton, BN1 6FS £1,850 PCM

An exceptional sixth-floor apartment featuring two spacious double bedrooms, located within Central Park - one of Brighton's most prestigious and sought-after developments in the Preston Park area. This outstanding residence combines CONTEMPORARY DESIGN with comfort, offering an ideal home for modern living.

Central Park is celebrated for its superior build quality, elegant architecture, and outstanding amenities, making it a prime choice for professionals seeking convenience and style.

The apartment boasts a BRIGHT, OPEN-PLAN living space designed to maximise natural light. A sleek, modern kitchen is fitted with integrated appliances, including an electric oven, hob, tall fridge/freezer, and ample storage, perfect for everyday use and entertaining. The living area impresses with a Juliet balcony and a large rear balcony, providing versatile outdoor space.

The main bathroom is finished to a luxurious standard, creating a serene environment for relaxation. A generous utility cupboard houses a washing machine and shelving for added practicality.

Both bedrooms are GENEROUSLY PROPORTIONED and feature built-in wardrobes for excellent storage. The principal bedroom benefits from a stylish en-suite with a separate walk-in shower and bath. Additional advantages include PRIVATE ALLOCATED PARKING and a SECURE LOCKER ROOM, ideal for luggage or seasonal items.

Situated close to Preston Park's green spaces and Brighton's vibrant city amenities, this property offers the perfect balance of tranquillity and urban convenience.

Available immediately and offered unfurnished.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**

**TEL: 01273 274 000**

**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.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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