



35 PRESTON PARK AVENUE BRIGHTON, BN1 6HG

£325,000
SHARE OF FREEHOLD

Guide Price £325,000 - £350,000. Superb apartment occupying the top floor of this attractive and well maintained Victorian Villa. This fantastic apartment benefits from good sized rooms and plenty of natural light, combining to create a real sense of space throughout. The well presented and spacious accommodation comprises; large double bedroom, modern bathroom, separate kitchen. and lovely lounge diner opening onto the west facing balcony with views over Preston Park. Additional benefits include a large, beautifully cared for communal rear garden & the property comes with a share of freehold.

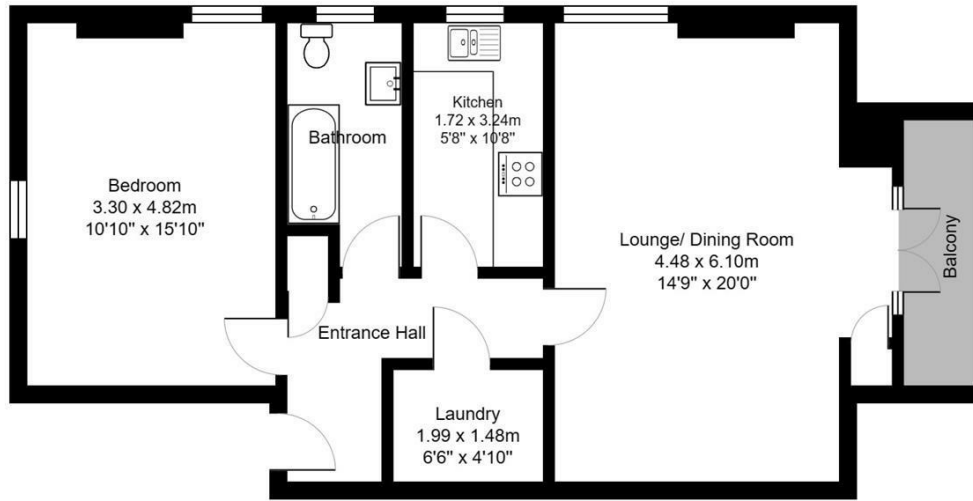
This extremely sought after location has it all, with Preston Park on your doorstep and a range of popular shops, cafes and restaurants within the local area. Brighton City Centre & seafront are within easy reach whilst Brighton and Preston Park mainline stations provide regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Preston Park Avenue

Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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