



## 14 THE PARK APARTMENTS LONDON ROAD PRESTON, BN1 6YL

LEASEHOLD

Guide Price £350,000 - £375,000. A fantastic, bright and spacious fourth floor apartment with allocated parking and lift. This superb apartment is beautifully presented throughout with a modern kitchen, bathroom and en-suite. There are three bedrooms and an impressive lounge diner opening onto a generously sized balcony. The apartment has dual aspect windows providing plenty of natural light, with breathtaking views of Withdean Park, helping create a real sense of space throughout. This popular gated development has been subject to recent external refurbishment and benefits from allocated parking, bike storage and a resident's gym & sauna.

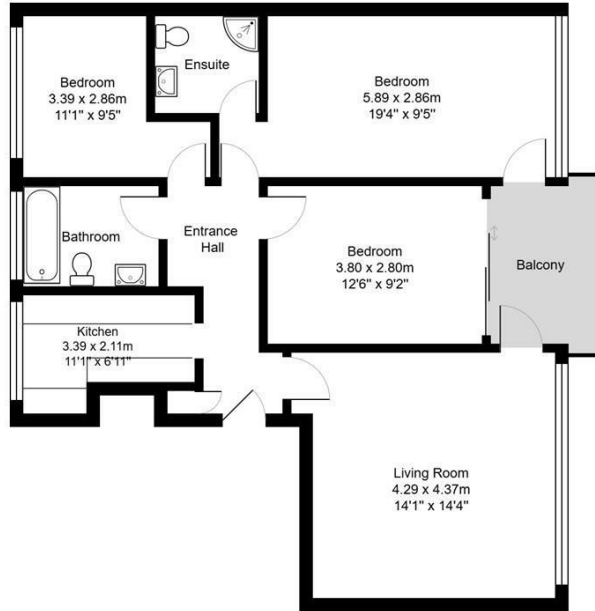
Located directly opposite Withdean Park and within easy reach of popular Preston Park along with a range of shops, cafes and restaurants close by in Patcham Village, Preston Drove and London Road. The City Centre is easily accessible as is the A27 & Preston Park mainline station providing regular and direct links to London. There is a bus stop moments away providing access to surrounding areas.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Park Apartments

Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup> (Excluding Balcony)

All measurements are approximate and for display purposes only.



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

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