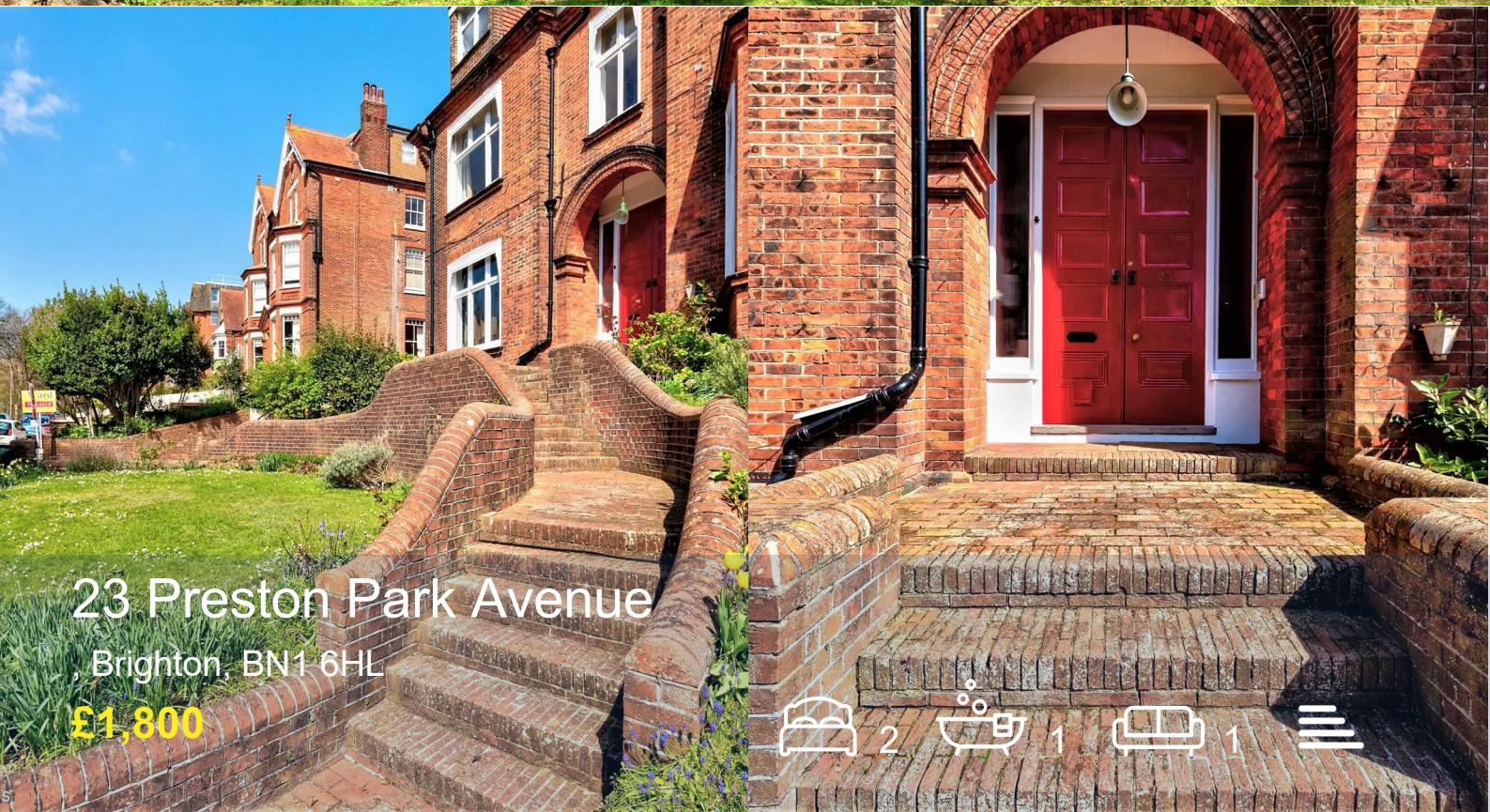




Estate Agents



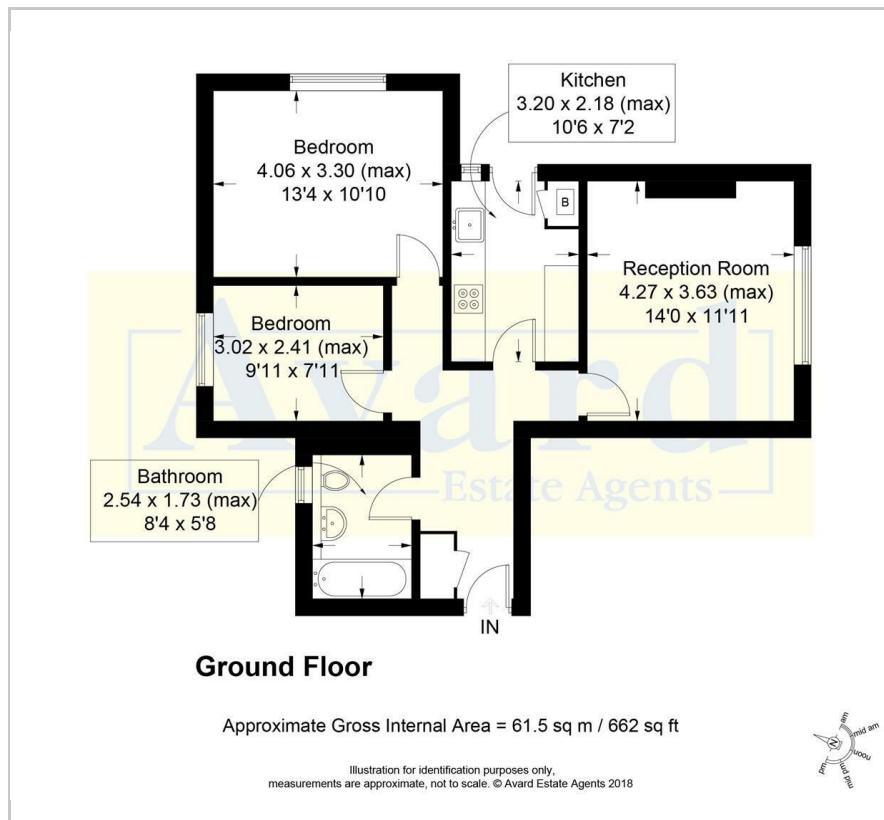
23 Preston Park Avenue

Brighton, BN1 6HL

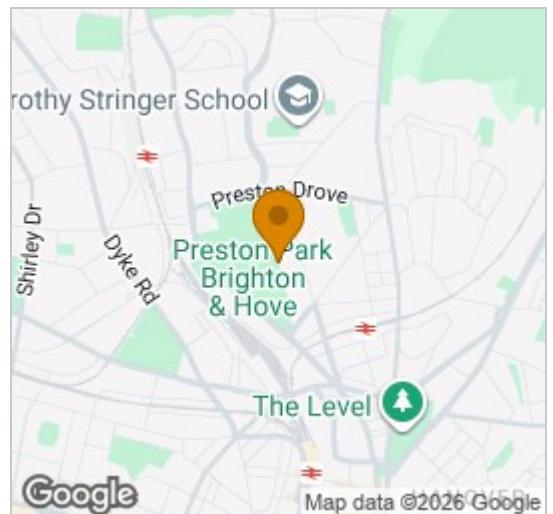
£1,800



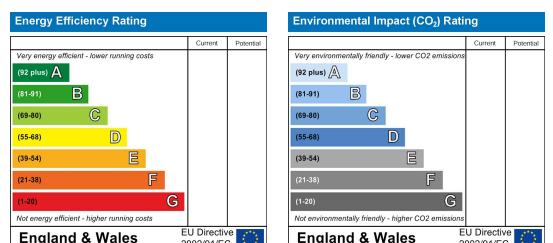
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.



Avard Estate Agents are pleased to offer for let this two bedroom ground floor flat with direct access to a well maintained communal rear garden forming part of this Victorian villa with a curved sweeping brick pathway rising to the grand entrance hall. The property has been beautifully updated by current vendors and must be viewed to be fully appreciated. Accommodation comprises of hallway, living room, brand new modern fitted kitchen, newly installed bathroom with shower, two double bedrooms and communal gardens. The kitchen and bathroom have the benefit of having underfloor heating. Located within the famous Golden Triangle, formerly part of the Stanford Estate.

This property is situated in this highly desired residential area in this wide tree lined avenue which is located adjacent to Brighton's most dominant and renowned park, Preston Park which is, acclaimed for its authentic clock tower and vast green open area. Preston Park also hosts many facilities such as tennis courts, bowling greens, cycle velodrome, pathways for running and jogging as well as hosting multiple local and international events constantly providing unforgettable days out for all the family. This lovely flat is located less than a mile from three train stations (London Road, Preston Park and Brighton) which makes commuting to Gatwick and London an ease. Local shopping facilities are in abundance in Preston Drove and at the acclaimed Fiveways and the busy London Road which has an unmatched amount of excellent places to eat and drink with its multitude of shops, restaurants and cafes. Local bus services are continually available nearby providing access to Brighton city centre and seafront.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.