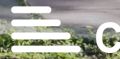




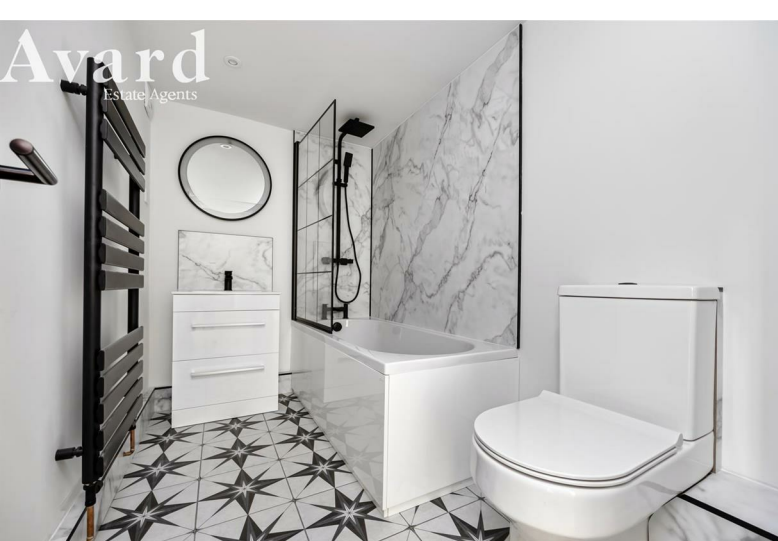
Garden Flat, 26 Rugby Road

Brighton, BN1 6EB

Guide price £400,000



# Garden Flat, 26 Rugby Road, Brighton, BN1 6EB



## Description

Guide Price £400,000-£425,000

Avard estate agents are delighted to offer for sale this wonderful 2 bedroom lower ground floor garden flat. This property also has the benefit of having a newly renewed lease. Accommodation comprises of living room, kitchen/dining room, 2 double bedrooms, bathroom & decked garden. This excellent apartment has been fully refurbished throughout to a very high standard and must be viewed to be fully appreciated.

Rugby Road is one of the finest addresses in Brighton, a beautiful tree lined road flanked with period houses in the highly favored Preston Park Conservation area with Preston and Blakers Parks close by with playgrounds and tennis courts. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputation, a stone's throw away from the bustle of the City, yet far enough removed to take a quiet and more peaceful ambience. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City Centre. The area has many popular gastro pubs including the 'Preston Park Tavern', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops the famous Duke of York cinema and bars is just around the corner. Both Brighton mainline and London Road train station are within walking distance with their commuter links to Gatwick Airport and London.

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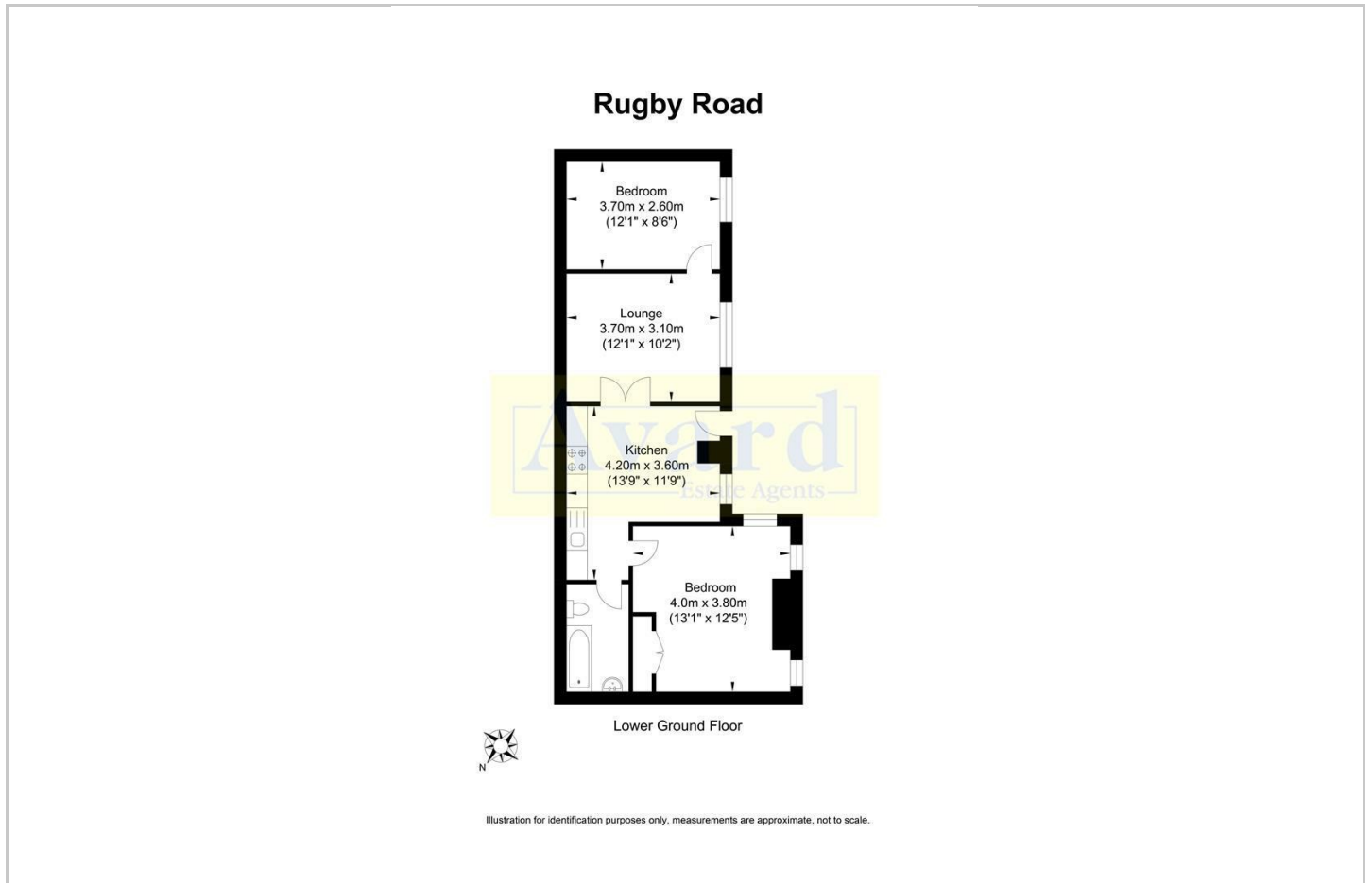


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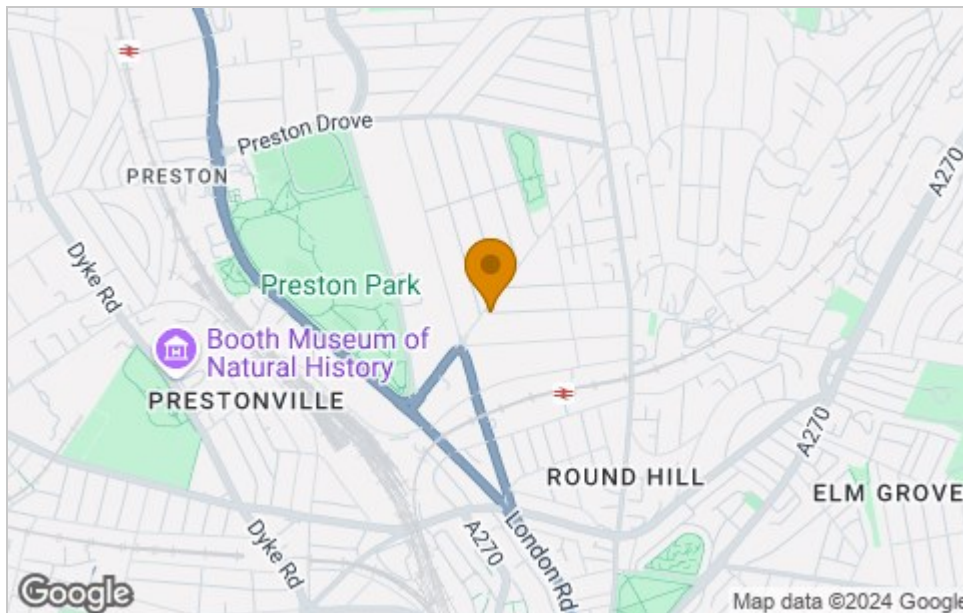


**Avard**  
Estate Agents

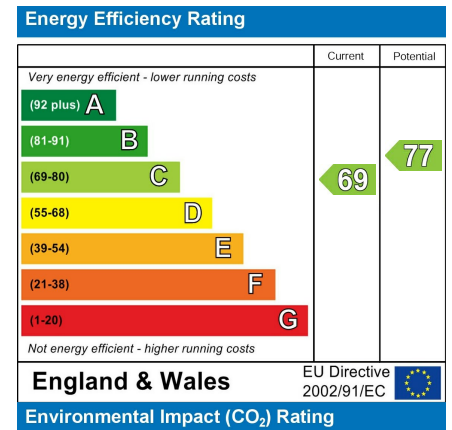
## Floor Plan



## 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.

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