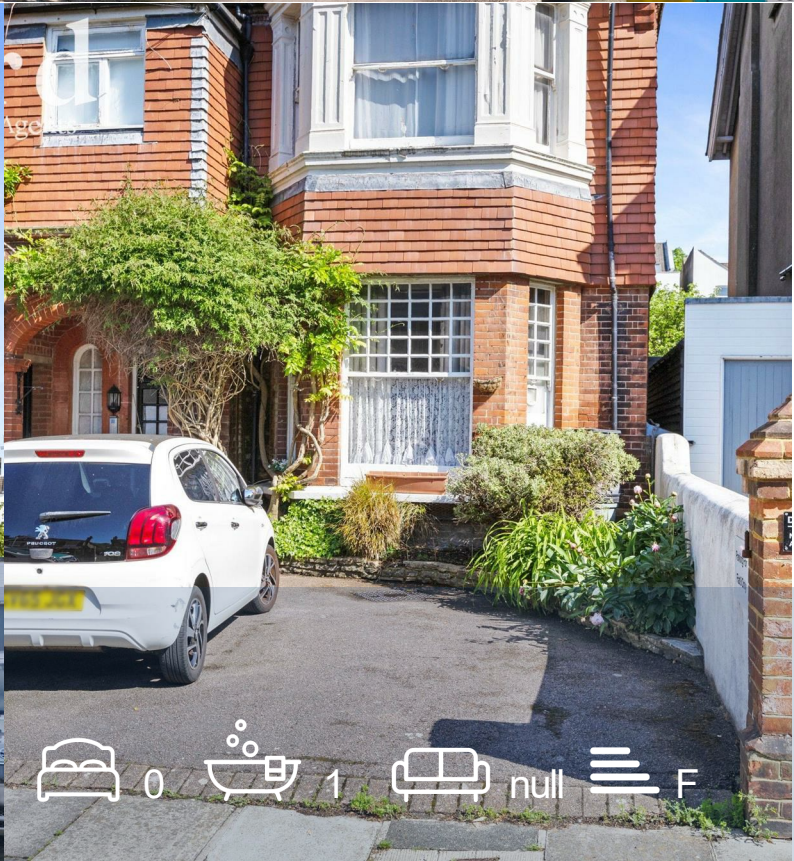


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Estate Agents

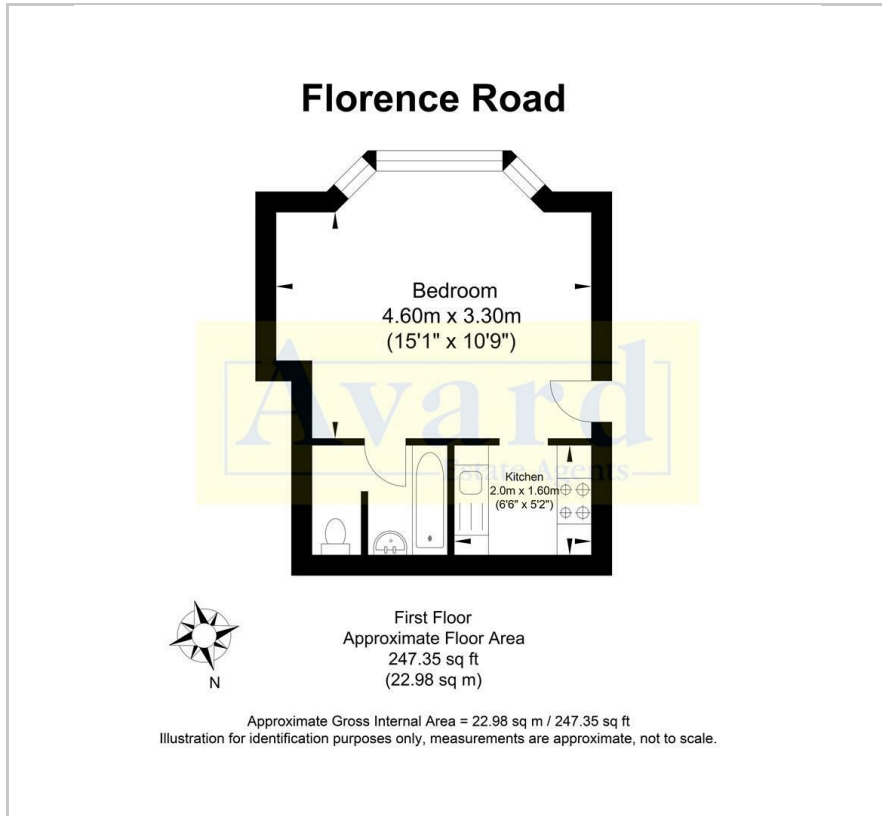


3 Florence Road  
Brighton, BN1 6DL  
Asking price £180,000

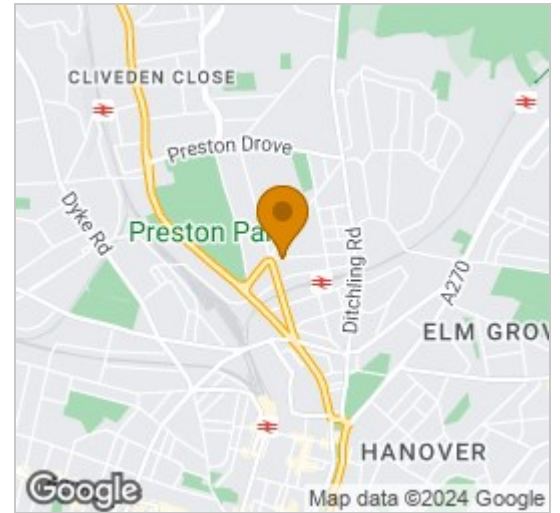
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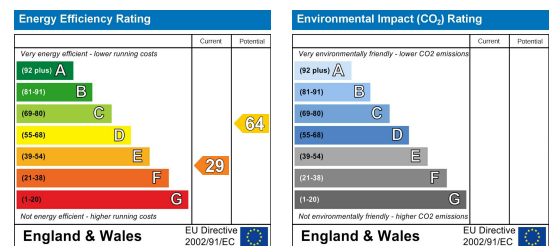
## Floor Plan



## Area Map



## Energy Efficiency Graph

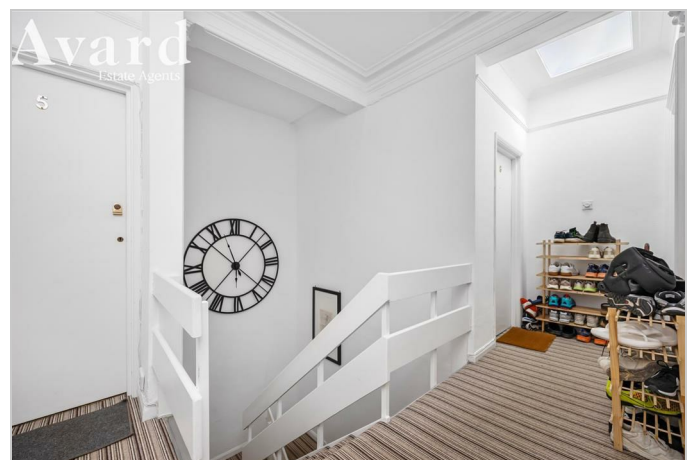


## Viewing

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 delighted to offer for sale this wonderful first floor studio flat with private parking space forming part of this attractive red brick period building. The property also benefits from having a new lease being granted on completion. Accommodation comprises of communal hallway and stairs to first floor, studio room, kitchen, bathroom and off road parking space to front. Florence Road is one of the finest addresses in Brighton, a beautiful tree lined road flanked with period houses in the highly regarded 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. 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.