

ard  
Estate Agents



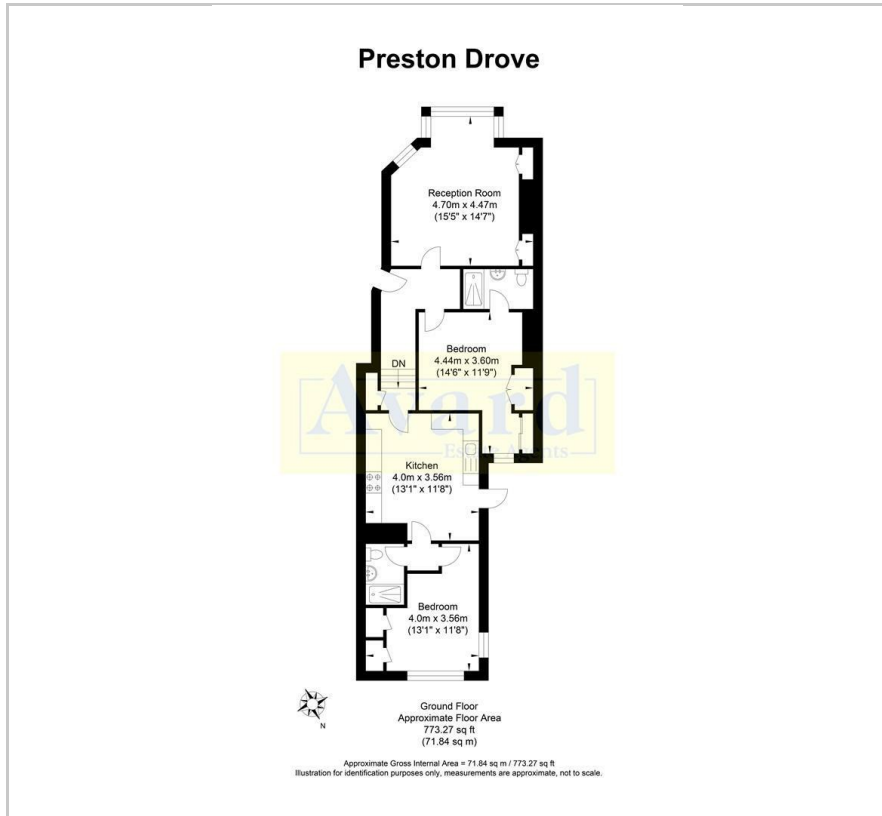
111 Preston Drive  
Brighton, BN1 6EW  
£450,000



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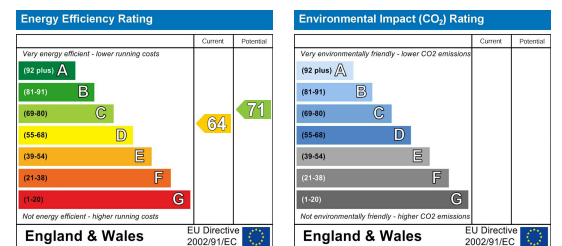
## Floor Plan



## Area Map



## Energy Efficiency Graph

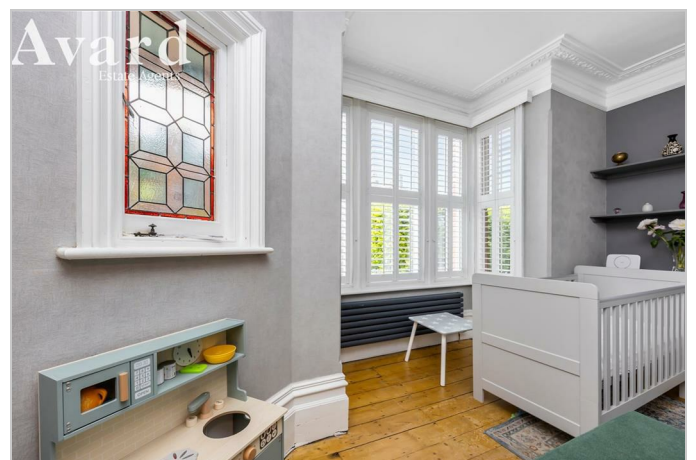
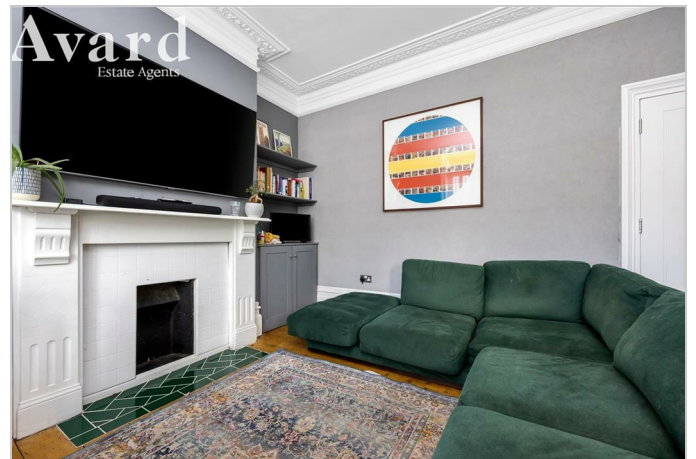


## Viewing

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

- 2 Bedrooms
- En Suite Off The Main Bedroom
- Fantastic Rear Garden
- Ground Floor
- Come With The Benefit Of The Freehold
- Great Location For Commuters
- Close To Fiveways
- Spacious Flat

Avard Estate Agents are delighted to offer for sale this beautifully presented two bedroom ground floor flat with rear garden forming part of this impressive Victorian period property with the benefit from having the freehold. Situated in this highly desirable area of Brighton and only a short walk to the popular Fiveways including a post office, butcher, greengrocer, hair salon, coffee shops and bakery to name a few. It is just a stone's throw away from the hustle and bustle of the City, yet is just distant enough to maintain a quiet and more peaceful feel. The diverse central Brighton is close enough for a relaxed stroll or a short ride into the City Centre on one of the many available bus routes. There are many highly regarded schools in the area including Downs, Balfour, Dorothy Stringer and Varndean. Preston Park train station with its commuter links to Gatwick Airport and London can be found within one kilometre away. Easy access to the popular Preston Park and also Blakers Park is a short stroll away. Accommodation comprises on the ground floor of hallway, living room, kitchen, shower room, two bedrooms one with ensuite and rear garden. Call to view this fabulous flat and viewing is essential to appreciate.



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.