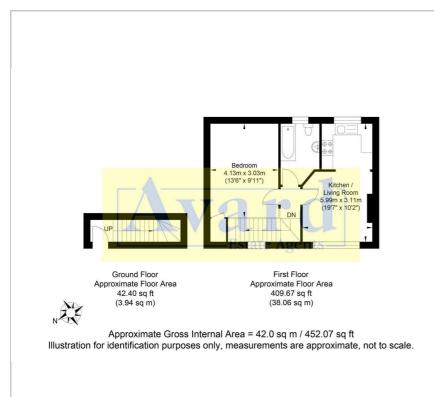


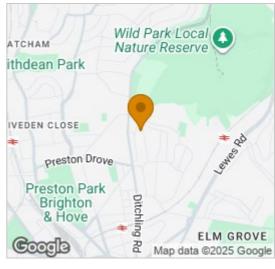




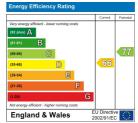


Floor Plan **Area Map**

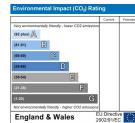




Energy Efficiency Graph



Avard



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.

- Own Private Entrance
- Close to Fiveways Area
- Free Parking
- Double Bedroom
- Sole Agent
- Being sold with Vacant



archway, seamlessly connects to a well-appointed kitchen, creating an inviting space for relaxation and entertaining. The double bedroom provides a peaceful retreat, while the bathroom is designed for practicality

Situated just a short stroll from the lively Fiveways area, residents will appreciate the strong sense of community and the diverse array of local shops and services at their fingertips. From a delightful boutique wine shop and a fresh greengrocer to a local butcher and charming coffee shops, everything you need is within easy reach. Notable establishments such as the Flour Pot bakery, Co-op, Fiveways Deli, and Ravens Bakery enhance the local experience, ensuring that daily errands are both enjoyable and convenient.

NEW LEASE TO BE GRANTED

For those commuting, Preston Park train station is approximately 1km away, providing excellent transport links to Brighton City Centre, Gatwick Airport, London, and beyond. The area is also well-regarded for its educational facilities, boasting a great catchment area for primary, infant, and secondary schools, making it an ideal location for families



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.