



Greenacres, Preston Park Avenue, Brighton, BN1 6HR

welcome to

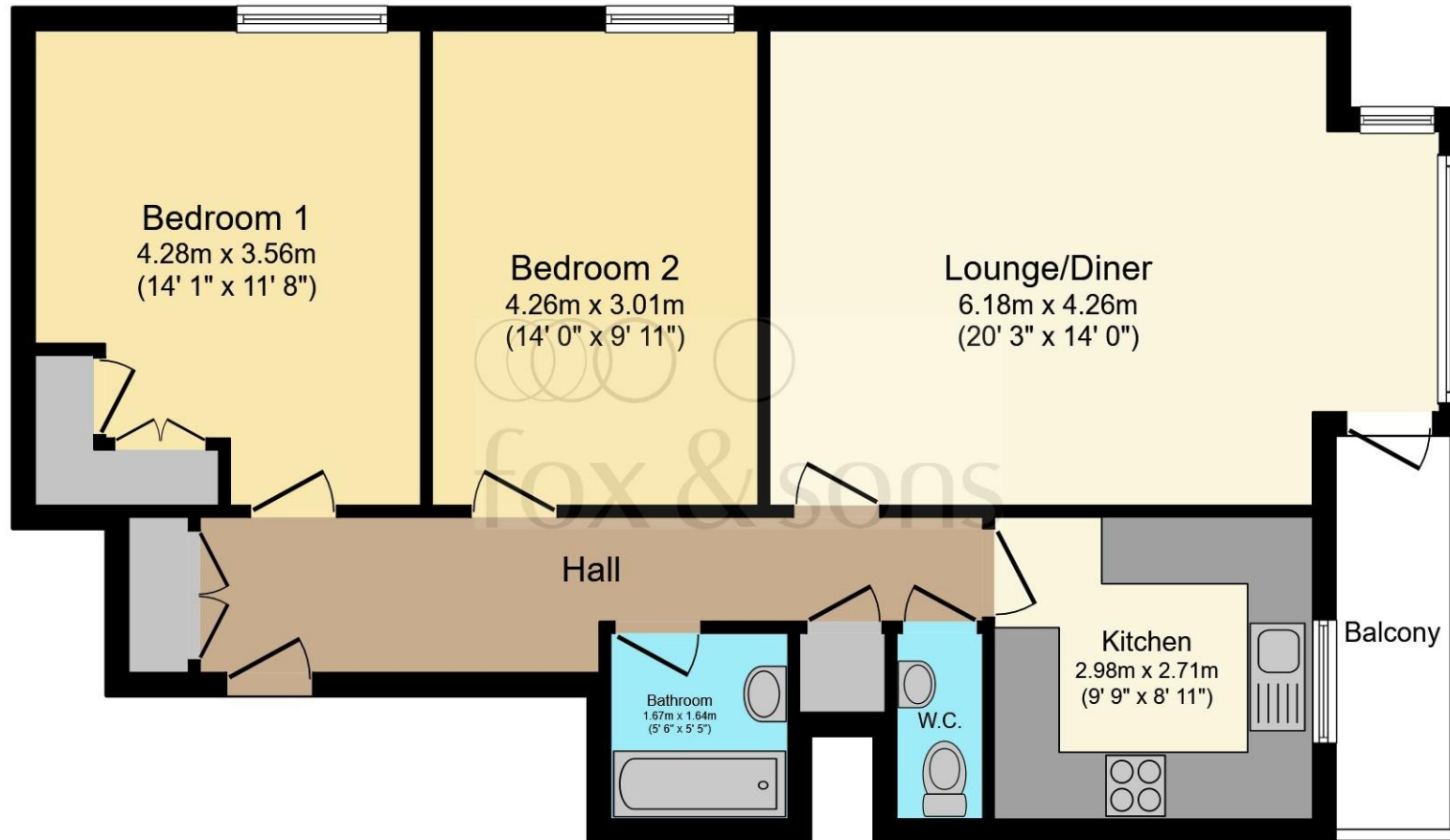
Greenacres, Preston Park Avenue, Brighton

A spacious first floor apartment with private balcony with views towards Preston Park. Benefiting from two double bedrooms, dual aspect lounge/diner, separate kitchen, stylish bathroom and separate wc, passenger lift and caretaker.



This well-presented two bedroom apartment is situated in this prestigious purpose-built block, benefiting from lift service, security entry system, residents parking, communal heating, inclusive water rates, on-site caretaker, beautifully decorated entrance foyer, well-tended grounds and spectacular views over Preston Park.

The property is located 5 minutes away from both London Road & Preston Park train stations with great links for anyone who needs to commute to London. The property is also conveniently located close to local bus routes, schools & shops.



Total floor area 77.1 sq.m. (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- DUAL ASPECT 20FT LOUNGE DINING ROOM
- SEPARATE FITTED KITCHEN
- STYLISH BATHROOM & SEPARATE WC
- PASSENGER LIFT TO ALL FLOORS
- RESIDENTS PARKING & COMMUNAL GARDENS
- OPPOSITE PRESTON PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3808.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 164 years from 01 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106396



Property Ref:
PRP106396 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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