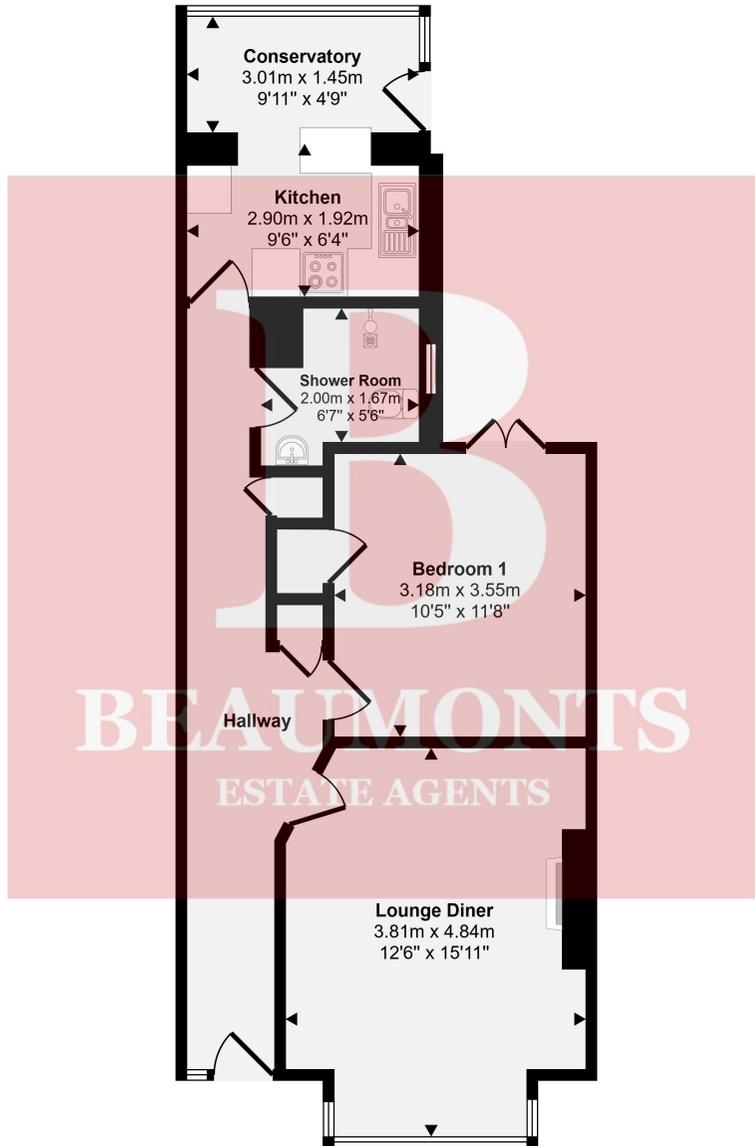




83a Preston Drove, Brighton, BN1 6GE

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Approx Gross Internal Area  
58 sq m / 626 sq ft



## SUMMARY OF ACCOMMODATION

**PRIVATE ENTRANCE \* 30FT ENTRANCE HALL \* LARGE LIVING ROOM WITH OPEN FIREPLACE \* DOUBLE BEDROOM WITH DOOR TO GARDEN \* WHITE WET ROOM \* KITCHEN BREAKFAST ROOM \* FRONT & REAR GARDENS \***

A generously proportioned and characterful one-bedroom apartment forming the lower ground floor of an attractive Victorian property in one of Brighton's most desirable residential areas. The home benefits from its own private entrance, excellent natural light, period features and a superb 50ft rear garden.

The property is ideally positioned close to Preston Park's 65 acres of green space, tennis courts and cycle track, with local shopping available at Fiveways and Preston Village. Brighton mainline station is within easy reach, offering direct services to London Victoria, and the city centre is approximately 1.5 miles away with excellent transport links.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

Lease Year TBA  
Ground rent N/A  
Service charge TBA  
Share of the Freehold

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
**01273 550881**  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.