



Birch Villa, Preston Road, Brighton, BN1 6HY

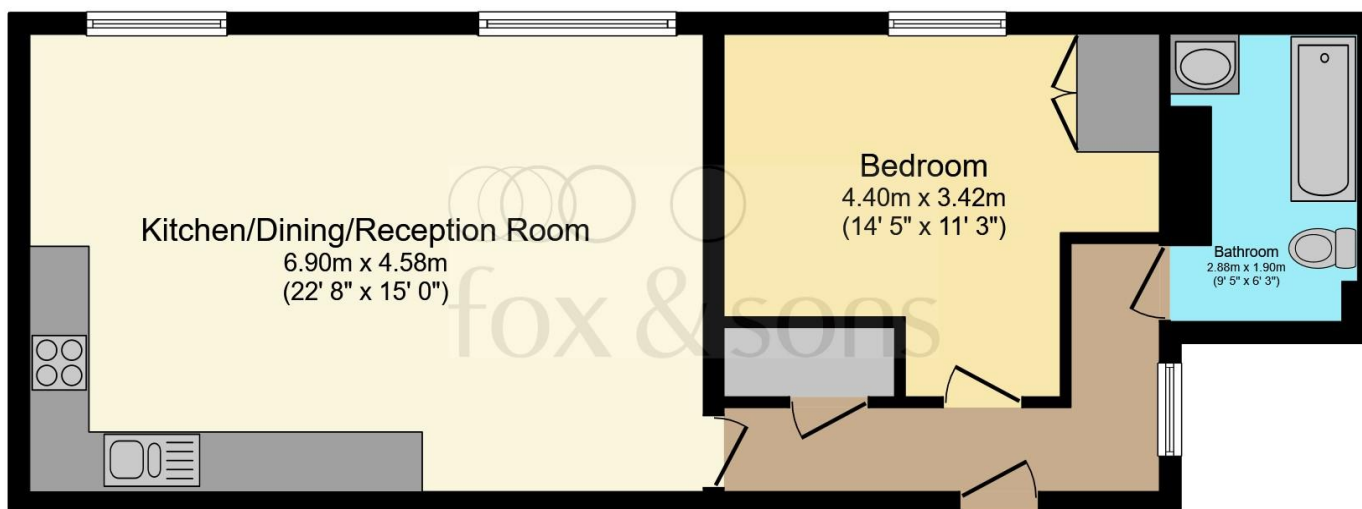
welcome to

Birch Villa, Preston Road, Brighton

A beautifully presented lower ground floor one bedroom flat, situated within moments from Preston Park stations, making this ideal for commuters. Benefitting from allocated parking, bike storage facilities, a communal rear garden with an allotment with raised grow boxes in the shared garden.



Stunning flat with a bright, open-plan layout that blends a lounge, diner, and kitchen into one stylish, airy living space. A double bedroom offers plenty of comfort, while a stylish bathroom adds a touch of luxury. A spacious entrance hall welcomes you home, and large windows flood the rooms with natural light. The property comes with a communal garden to enjoy outdoor time along with an allotment with raised grow boxes in the shared garden. Allocated parking for convenience, and secure bike storage. Located close to Preston Park Station, this home combines modern convenience with a peaceful, residential vibe.



Total floor area 58.0 m² (624 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

welcome to Birch Villa, Preston Road, Brighton

- LOWER GROUND FLOOR FLAT
- DOULE BEDROOM
- ALLOCATED PARKING & BIKE STORAGE FACILITIES
- OPEN PLAN LOUNGE/KITCHEN
- STYLISH BATHROOM SUITE
- COMMUNAL REAR GARDEN
- BRIGHT & AIRY FLAT
- PRESTON PARK STATION - 0.1 MILES AWAY

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3492.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106730



Property Ref:
PRP106730 - 0004

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01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk