



76 Greenacres Preston Park Avenue
Brighton, BN1 6HR
Asking Price £350,000



76 Greenacres Preston Park Avenue, Brighton, BN1 6HR

A spacious 2 double bedroom 4th floor purpose built flat forming part of the prestigious Greenacres development in Preston Park Avenue situated directly opposite the delightful 65 acre Preston Park with its recreational facilities. The flat is located at the rear of the development with 937 sqft (87 sqm) of spacious living accommodation. The communal entrance hall with security entryphone system and lift services lead up to the flat with its fabulous 24' lounge/dining room enjoying a bright aspect and leading onto a balcony, fitted kitchen, 2 double bedrooms, bathroom and additional separate w/c. There are well maintained communal gardens around the block and residents car parking spaces to the rear of the development. The flat also further benefits from gas fired central heating and a single garage at the rear of the block.

Location

The property is situated in this sought after residential area in this wide tree lined avenue, forming part of the Preston Park Conservation area directly opposite the delightful 65 acre Preston Park with its recreational facilities. Local shopping facilities are available close to hand and the vibrant Fiveways with its range of local independent shops, cafes and bars is within easy reach. Preston Park, London Road and Brighton mainline stations are all easily accessible providing a commuter service to Gatwick and London. There is easy access out of the city onto the main London Road/A23 and the A27, and local bus services are also near to hand in Stanford Avenue providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Communal Entrance Hall

Security entryphone system. Lift services and stairs leading to the upper floors.

4th Floor

Landing

Large storage cupboard outside the flat front door. Flat front door leading to:

Entrance Hall

Security entryphone handset. Shelved storage cupboard housing electric meter and fuse box. Fitted wardrobe cupboard with hanging rail and doors with mirrors. Additional fitted linen cupboard with slatted shelving. Coved ceiling.

Living Room 24'6 max x 13'9 (7.47m max x 4.19m)

A lovely dual aspect room with windows overlooking the rear and the side, with a door leading out to the balcony. 2 radiators. Decorative fireplace surround with mantle and hearth with an electric heater. 2 wall light points. Coved ceiling.

Balcony

A lovely balcony with views across towards the park.

Kitchen 12'6 x 7'9 (3.81m x 2.36m)

A fitted kitchen with a range of wall and base units with worktop surfaces over. Sink and double drainer unit with mixer tap. Electric cooker point. Tiled splashbacks. Further worktop surface with space and plumbing for washing machine and dishwasher. Appliance space for Fridge/freezer. Window overlooking the balcony/side.

Bedroom 1 13'9 x 11'7 (4.19m x 3.53m)

With a window overlooking the rear and a radiator.

Bedroom 2 13'9 x 9'10 (4.19m x 3.00m)

Window overlooking the rear and a radiator.

Bathroom 8'1 x 5'4 (2.46m x 1.63m)

With a fitted bathroom suite comprising an enclosed panelled bath with mixer tap and shower head attachment, low level W/C and a pedestal wash basin. Wall mounted electric shaver point and wall mounted cupboard. Heated towel rail. Part tiled walls and tiled flooring.

Additional Cloakroom/WC

Low level wc. Wall mounted wash hand basin with tiled splashback. Tiled flooring.

Outside

Communal Grounds & Gardens

Well maintained communal grounds and gardens around the blocks of Greenacres. Residents car parking spaces to the rear of the block and with access leading the garage.

Single Garage No.61 16'8 x 8'5 (6'11 door width) (5.08m x 2.57m (2.11m door width))

The garage is situated at the rear of the block with an up and over door.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with 163 years remaining on the lease and is being sold with a Share of The Freehold Title.

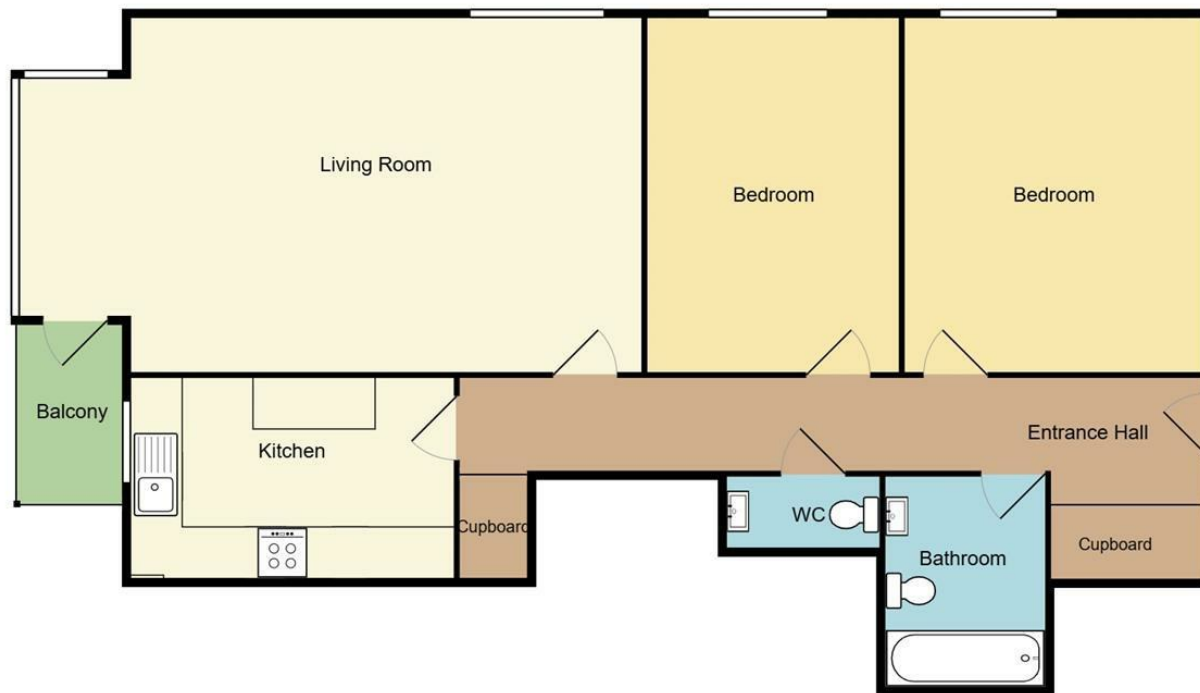
MAINTENANCE: £3,220.92 per year (which includes the cost of communal heating) with an additional £948.36 for the reserve fund.

GROUND RENT: £52.50 per year.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

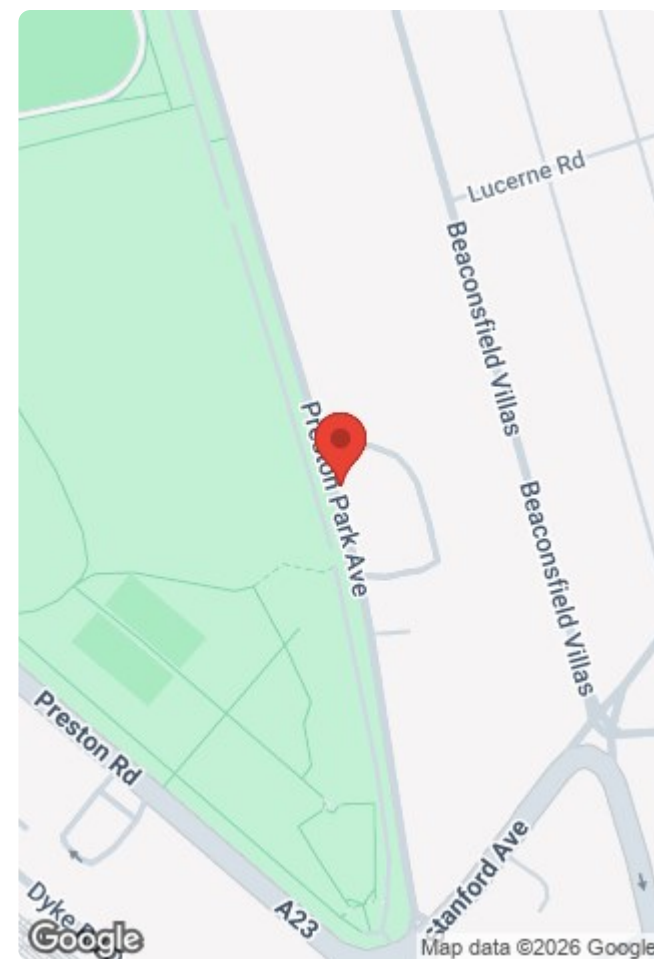
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 87.0 m² ... 937 ft² (excluding balcony)
(Excluding Balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

