



Florence Road
Brighton, BN1 6DL

Guide price £400,000 to £475,000
SHARE OF FREEHOLD



2



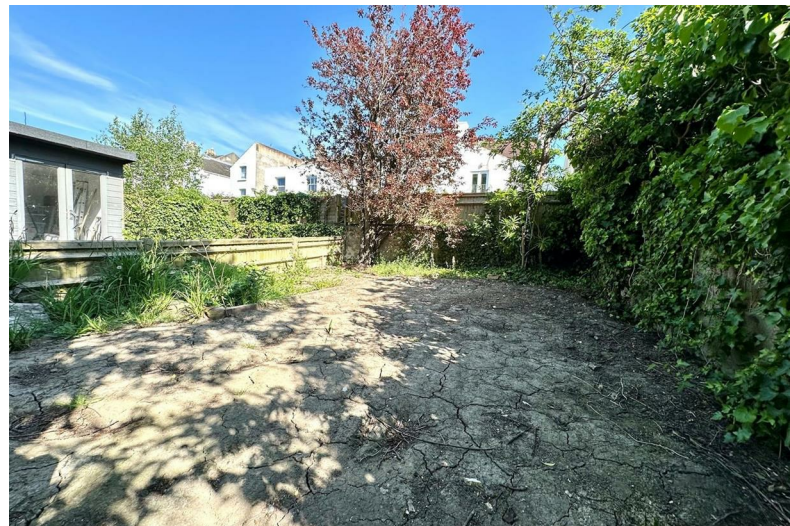
2



1



D



Description

*****Guide Price £400,000-£425,000*****

Avard Estate Agents are delighted to present for sale this superb two-bedroom first-floor flat, benefiting from a private rear garden and a share of the freehold. The well-arranged accommodation comprises an inviting entrance hallway, a spacious open-plan living, dining and kitchen area ideal for modern living, two well-proportioned bedrooms with the principal bedroom enjoying a stylish en-suite shower room, and a separate contemporary bathroom. This impressive home must be viewed to be fully appreciated.

Florence Road is widely regarded as one of Brighton's most desirable addresses, a picturesque tree-lined road of elegant period homes set within the highly sought-after Preston Park Conservation Area. Preston Park and Blakers Park are close by, offering playgrounds, tennis courts and open green spaces. A variety of local shops, cafés and amenities are within easy reach, and Downs Infant and Junior Schools, both highly regarded, are just a short walk away.

The property enjoys the perfect balance of being close to the vibrant heart of the city while retaining a peaceful and residential atmosphere. Central Brighton is within comfortable walking distance or a short bus ride away. The area is well served by popular gastro pubs including The Preston Park Tavern, The Signalman and The Open House. Nearby Lewes Road and London Road offer an excellent selection of shops and supermarkets, while the ever-popular Fiveways is also close at hand with its independent delis, butcher and baker. Preston Circus, with its coffee shops, bars and the iconic Duke of York's Picturehouse, is just around the corner. Brighton mainline and London Road railway stations are both within walking distance, providing excellent commuter links to Gatwick Airport and London.

Avard
Estate Agents



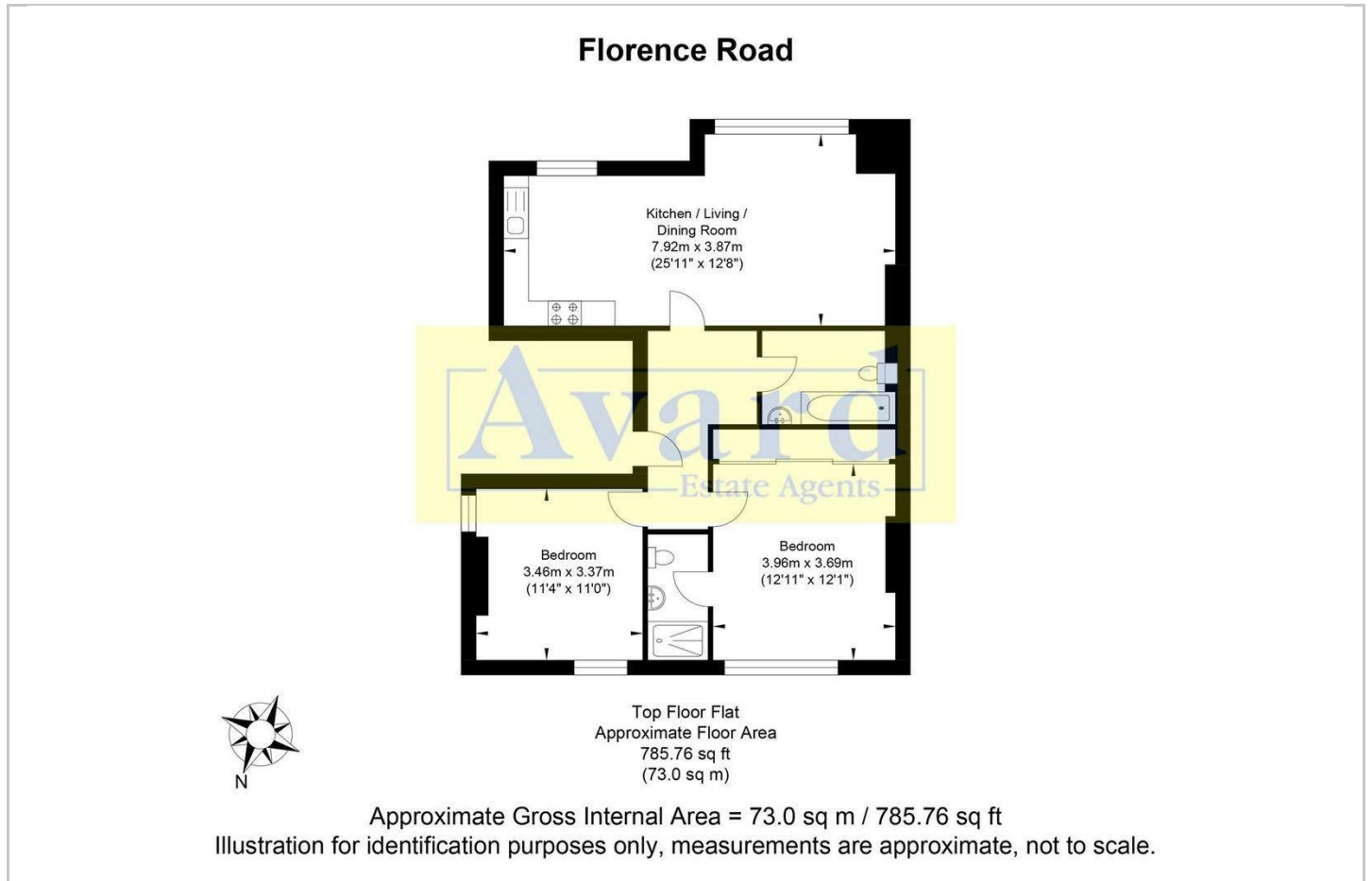
Avard
Estate Agents



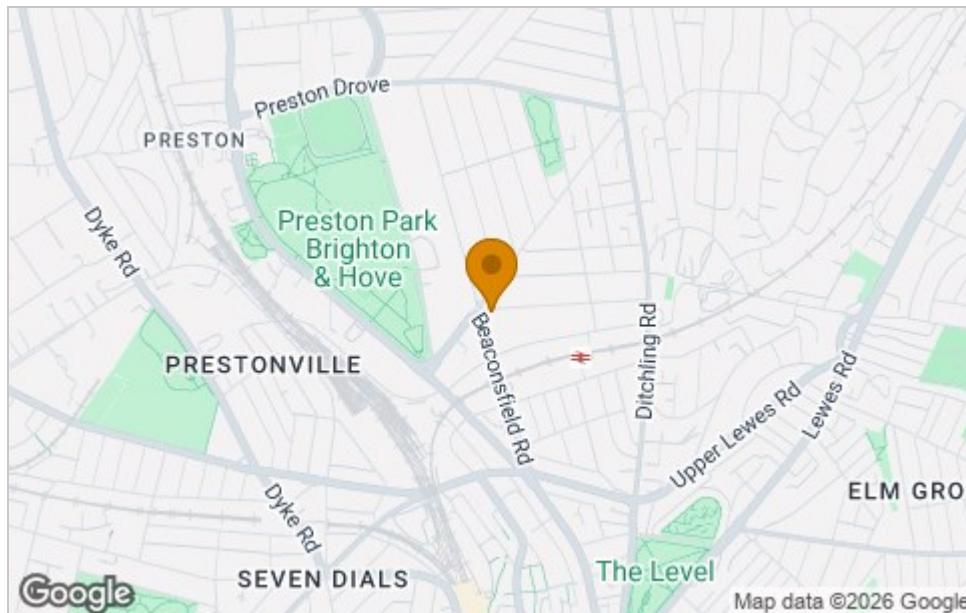
Avard
Estate Agents



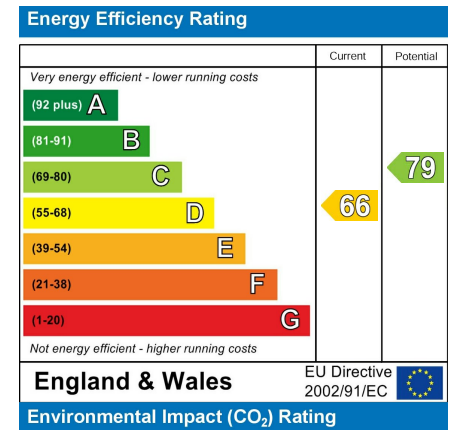
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.