



**Florence Road, Brighton, BN1 6DJ**

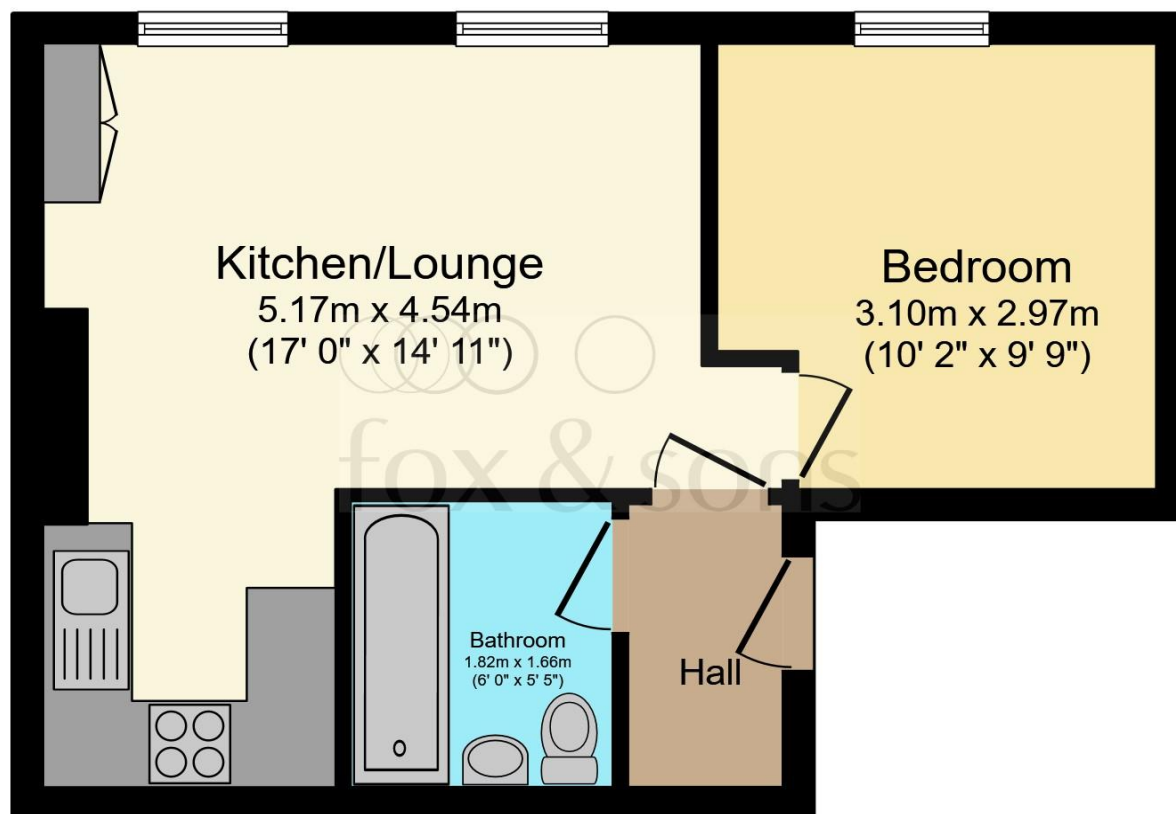
**welcome to**

**Florence Road, Brighton**

Charming first-floor flat! Featuring a double bedroom, bright and airy lounge, compact kitchen, and a modern white bathroom. Boasting a long lease and ideally located close to London Road station. Perfect for first-time buyers or commuters!



First-floor flat offering convenient access and stylish living. Key features include a spacious double bedroom, a light-filled and airy lounge, a modern white bathroom, and a practical kitchen. Boasting a long lease and situated close to London Road station, this property is ideal for commuters and those seeking a comfortable, low-maintenance lifestyle.



Total floor area 33.7 m<sup>2</sup> (362 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](http://www.focalagent.com)

## Location

Florence Road is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.1 miles), which offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

Most will also appreciate the more popular local pubs and eateries such as the ever popular Signalman Pub and The Open House. If you are looking for your first purchase or a BTL investment then this could be the one for you!

Popular with rail commuters due to its central setting for both London Road station just a two minute walk away and Brighton mainline station (0.7 miles away), and also road commuters as the A23/A27 network is easily accessible.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Train Stations

London Road Station - 0.1 miles  
Brighton Mainline Station - 0.7 miles  
Preston Park Station - 1.0 miles

### Amenities

Preston Circus/London Road Shopping - 0.4 miles  
Fiveways Shopping Parade - 0.5 miles  
Seven Dials Shopping Parade - 0.9 miles  
Sainsbury's (New England Street) - 1.0 miles  
Sainsbury's (Preston Road) - 1.1 miles  
Pavilion Retail Park (Lewes Road) - 1.1 miles  
Patcham Village - 2.0 miles  
Sainsbury's Local (Carden Avenue) - 2.2 miles  
Brighton City Centre - 2.2 miles

### Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

## welcome to Florence Road, Brighton

- FIRST FLOOR FLAT
- DOUBLE BEDROOM
- BRIGHT & AIRY LOUNGE
- STYLISH KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- LONG LEASE
- CLOSE TO PRESTON PARK & LONDON ROAD STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1500.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106714](https://fox-and-sons.co.uk/Property/PRP106714)



Property Ref:  
PRP106714 - 0005

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