



Preston Park Avenue

Brighton

Guide Price **£400,000 – £425,000**



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Ideally located with views overlooking Preston Park, a light and spacious TWO DOUBLE BEDROOM TOP FLOOR APARTMENT in a PURPOSE BUILT DEVELOPMENT with a PRIVATE BALCONY, and a GARAGE. Sold with NO ONWARD CHAIN. Occupying a prime location within easy reach of central Brighton, the apartment enjoys attractive views across Preston Park and an abundance of natural light throughout. The generous dual-aspect lounge/diner features an attractive fireplace, large double-glazed windows and opens onto a private balcony, creating the perfect spot to relax and enjoy the leafy outlook across the treetops.

A separate contemporary kitchen offers ample worktop and storage space, while both double bedrooms benefit from built-in wardrobes. The modern fully tiled bathroom is fitted with both a bath and a separate shower, and there is an additional W/C for added convenience. The apartment further benefits from a garage for parking or additional storage.

Set amidst well-maintained gardens and overlooking Preston Park, this property enjoys an abundance of green open space while remaining close to the heart of the city.

The Local Area

Situated overlooking Preston Park with its extensive lawns, gardens, café, historic velodrome, tennis courts and rockery, Brighton's largest park offers something for everyone. Preston Park Avenue is well-positioned in a popular area of Brighton, close to the wide range of shops, cafés and everyday amenities found along London Road and The Open Market.





Brighton city centre, the seafront and Brighton mainline station with its regular services to London, Gatwick and further afield, are all easily accessible, making the location ideal for both commuters and those who enjoy city living. Also within easy reach are Fiveways and Preston Circus, areas offering independent coffee shops, restaurants and a vibrant local atmosphere.

Reliable bus services travel to the centre of both Brighton and Hove, to the seafront, as well as to the South Downs and Devil's Dyke, while London Road station provides quick services to the universities and beyond.

When it comes to schools, well-regarded Varndean College and School, Dorothy Stringer, Balfour Primary School, and Downs Infant and Junior are all nearby, together with a large number of Day Nurseries.

Further Information

The property is situated in Parking Zone J. Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - D

Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 163 years

Service Charge - £2,907.94 per annum (includes heating)

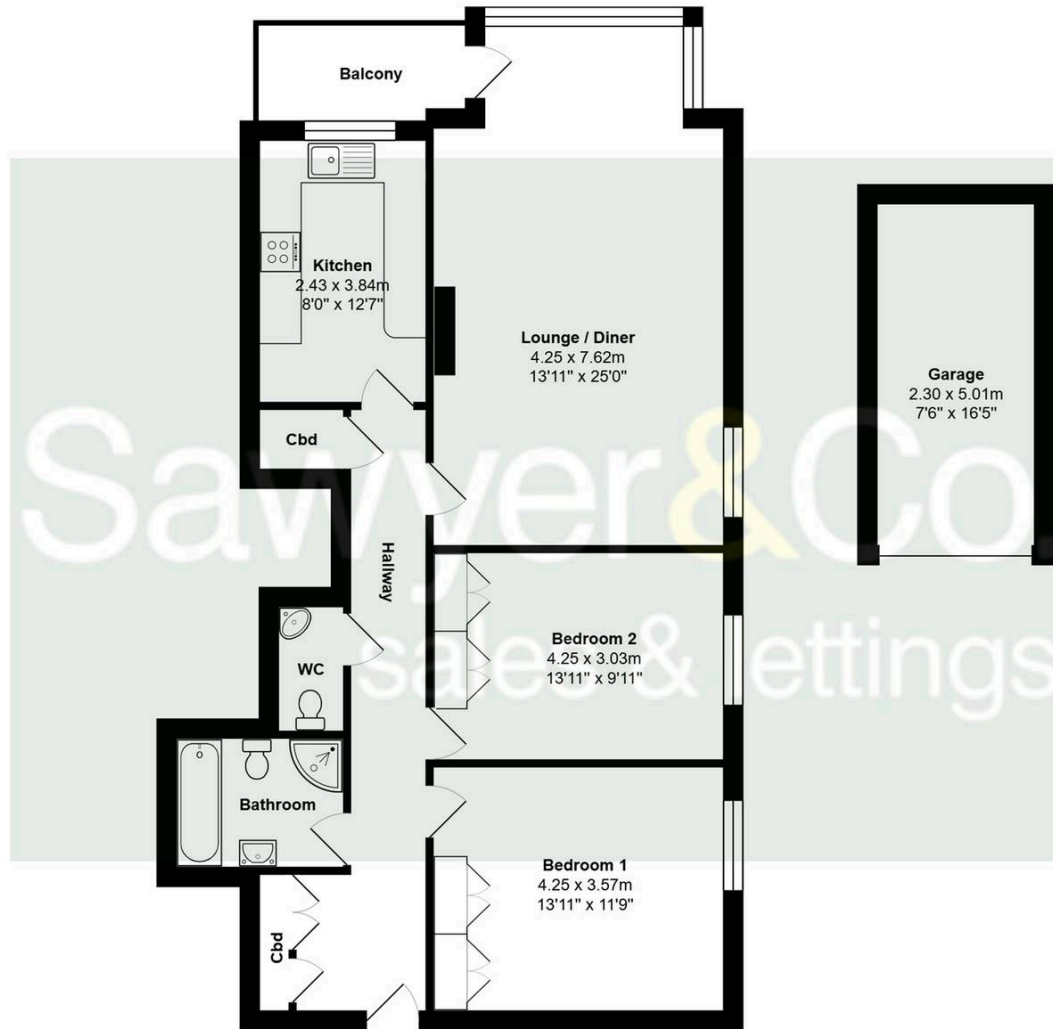
Ground Rent - £52.50 per annum Reserve Fund - £855.06 per annum.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 102.7 m² ... 1105 ft² (including garage, excluding balcony)

Total Floor Area: 91.2 m²... 1105 ft²(excluding garage & balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate. Some images have been virtually staged for illustrative purposes.