



**Guide Price**  
**£425,000**

**Share of  
Freehold**

2x 1x 1x

**Preston Park Avenue,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- **Immaculate, recently renovated apartment**
- **Located opposite Preston Park, with park facing views**
- **High ceilings, large windows and ample built-in storage**
- **Walking distance to two mainline train stations**
- **Unallocated parking available**

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge/Kitchen: 26'4 x 21'0 (8.03m x 6.41m)

Bedroom 1: 15'6 x 12'5 (4.73m x 3.79m)

Bedroom 2: 11'5 x 8'0 (3.48m x 2.44m)

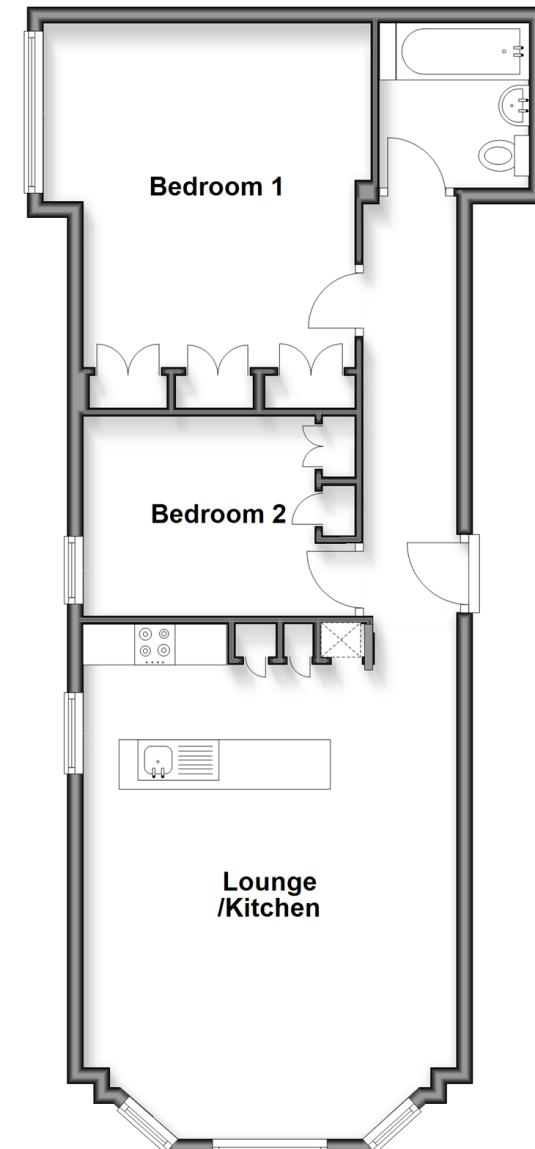
#### Bathroom

### OUTSIDE

#### Unallocated Parking

### First Floor

Approx. 65.2 sq. metres (701.6 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



CURRENT:  
C(72)

POTENTIAL:  
C(79)



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