



Shawcross House, Preston Road, Brighton, BN1 6SW

welcome to

Shawcross House, Preston Road, Brighton

Lovingly redecorated ground floor apartment with soft carpets, bright bay-fronted living room, separate kitchen and bathroom, peaceful rear double bedroom, loft storage, communal gardens and allocated parking. Close to shops, cafés and Preston Park Station. **SOLD WITH NO ONWARD CHAIN**

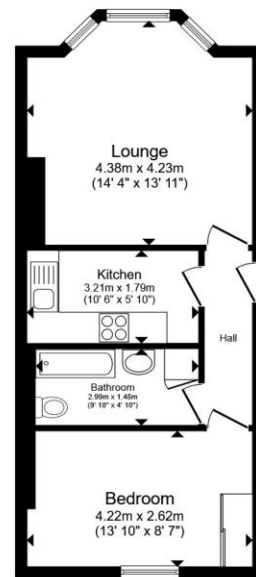


This beautifully presented apartment has been lovingly redecorated, featuring soft carpets and a fresh neutral colour scheme, allowing buyers to move straight in with ease. At its heart is a bright and generous living room, enhanced by an original bay window that floods the space with natural light and frames attractive leafy views to the front. The adjoining kitchen overlooks the living area, creating a sociable, open feel between the two spaces, and there is the added benefit of a useful loft storage area accessed via a hallway hatch with pull down ladder.

The separate kitchen offers excellent storage and integrated appliances, while the contemporary bathroom is stylishly tiled and fitted with a full sized bath and overhead shower. Quietly positioned at the rear, the double bedroom enjoys a peaceful outlook over the communal gardens. Fresh décor and new carpeting create a calm, restful atmosphere, with ample room for a double bed and additional furnishings.

Shawcross House is set well back from the road within attractive walled communal grounds, and this apartment comes complete with its own allocated parking space.

Conveniently located, you'll find local shops, cafés and green spaces just moments away, while the city centre and seafront are easily reached by bus. Preston Park Station is a short walk away, offering fast and direct links to London and Gatwick, making this an ideal home for professionals and commuters.



Floor Plan

Total floor area 43.0 m² (462 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.propertybox.io



welcome to Shawcross House, Preston Road, Brighton

- RAISED GROUND FLOOR FLAT
- ALLOCATED PARKING SPACE
- CHAIN FREE
- 0.1 MILES TO PRESTON PARK STATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- 98 YEARS REMAINING ON LEASE
- LOUNGE WITH BAY WINDOW
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106815



Property Ref:
PRP106815 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk