



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**

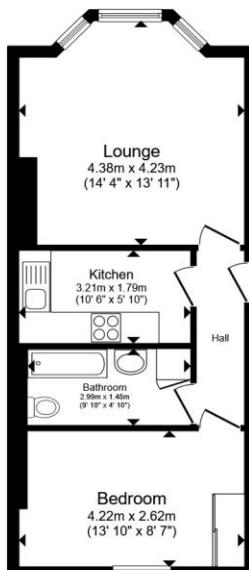


This beautifully presented apartment has been lovingly redecorated, featuring soft carpets and a fresh neutral colour scheme, allowing buyers to move straight in with ease. At its heart is a bright and generous living room, enhanced by an original bay window that floods the space with natural light and 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

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- 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

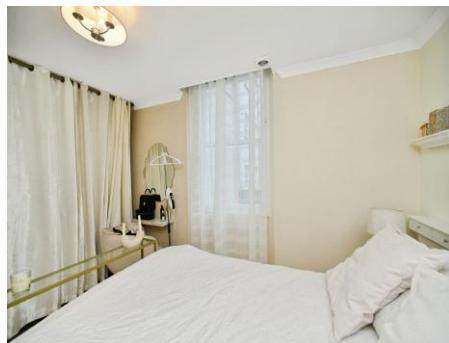
Council Tax Band: B Service Charge: 1200.00

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



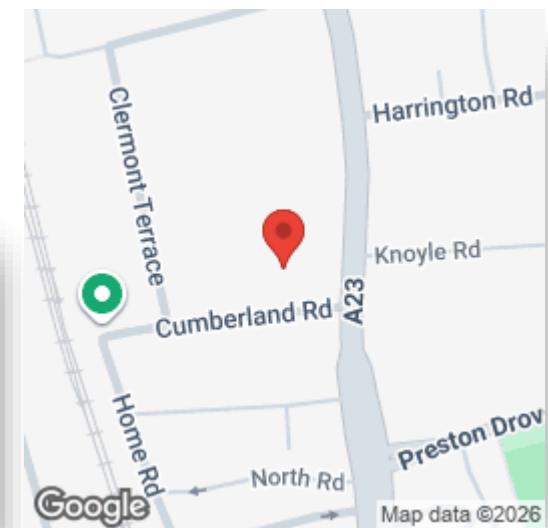
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Property Ref:
PRP106815 - 0002

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Please note the marker reflects the postcode not the actual property



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