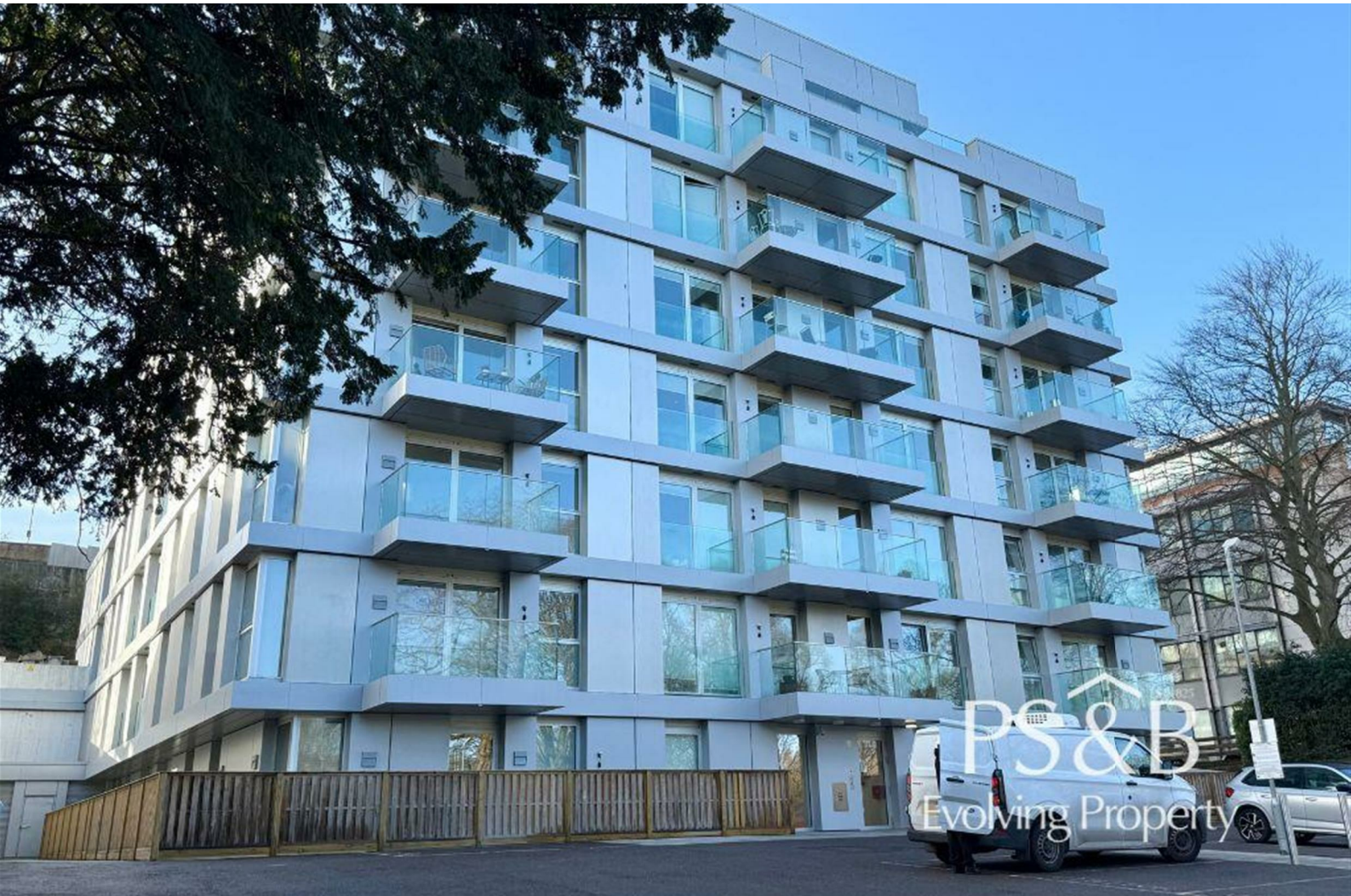


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Preston Road, Brighton, East Sussex BN1 6FS

£1,700 PCM

This stunning two double bedroom first-floor apartment, set within Central Park - a truly exceptional and highly sought-after development in the Preston Park area of Brighton, offers the perfect blend of modern style and comfortable living. Central Park is renowned for its impressive design, superb quality throughout, and outstanding amenities, making it one of Brighton's most desirable residences.

The spacious open-plan living area is BRIGHT AND AIRY, designed to maximise natural light and create a welcoming atmosphere. The contemporary kitchen features sleek fittings and integrated appliances, including an electric oven, hob, tall fridge/freezer, and washing machine, ideal for everyday use and entertaining.

The stylish bathroom is finished to a high standard, providing a tranquil space to relax. From the living area, step out onto your PRIVATE BALCONY and enjoy peaceful views across Preston Park - a rare and desirable feature in the heart of the city.

Two GENEROUSLY SIZED double bedrooms, each with large BUILT-IN WARDROBES for ample storage. Additional benefits include PRIVATE ALLOCATED PARKING for convenience and security, a large private locker room - perfect for storing luggage and other belongings.

Perfect for professionals seeking modern living close to Brighton's beautiful green spaces and vibrant city amenities.

Offered unfurnished and available immediately.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent