

Maisonette 65 Preston Road

Brighton BN1 4QE

Asking Price Of £400,000

- SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- BATHROOM
- CLOAKROOM
- KITCHEN
- BALCONY
- LIVING/DINING ROOM
- CENTRAL LOCATION

Occupying the upper floors of an attractive period building, this exceptionally spacious two double bedroom maisonette offers well balanced accommodation, an abundance of natural light and impressive proportions throughout. With elegant high ceilings enhancing the sense of space, the property presents an excellent opportunity for first-time buyers, professionals or investors alike, whilst also being offered to the market with the significant advantage of no onward chain.

The accommodation comprises a generous living and dining room, providing a welcoming space for both everyday living and entertaining. The well-appointed kitchen enjoys French doors opening directly onto a delightful west-facing balcony, creating the perfect setting to enjoy the afternoon and evening sunshine. Both bedrooms are comfortable doubles, complemented by a well proportioned family bathroom.

Situated in the heart of the ever-popular Preston Circus district, the property enjoys a highly convenient position within easy walking distance of Brighton Mainline Station, the city centre and an excellent selection of independent cafés, restaurants and local amenities. The green open spaces of Preston Park are also close at hand, making this an outstanding location for those seeking excellent transport links and a vibrant city lifestyle.

LANDING Radiator.

CLOAKROOM Comprising low level w.c, sink, UPVC double glazed window.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob with stainless steel extractor over, oven, appliance space, tiled splashback, French doors to:

WEST FACING BALCONY

LIVING/DINING ROOM Feature fireplace, coving, radiator, sash bay window with second sash to side.

BEDROOM 2 Fitted cupboard and shelving, UPVC double glazed window, radiator.

TOP FLOOR

LANDING Fitted cupboard.

BEDROOM 1 L-Shaped with large eaves storage space, velux window, UPVC double glazed window, two radiators.

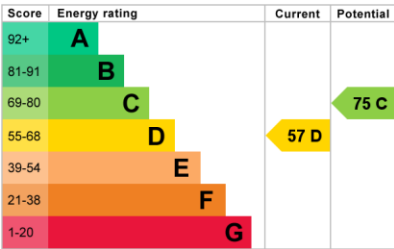
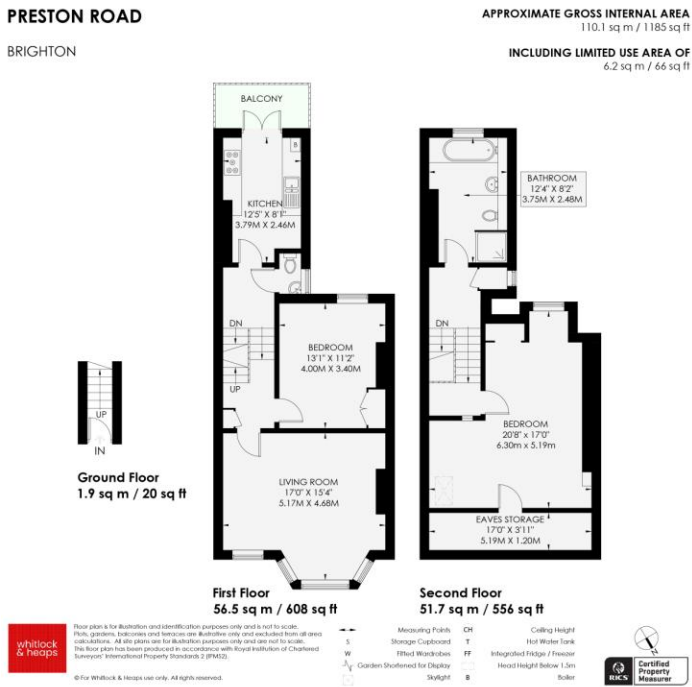
BATHROOM Comprising panelled bath, separate shower, sink, low level w.c, heated ladder style towel rail, UPVC double glazed window.

OUTGOINGS

LEASE 105 years remaining

MAINTENANCE £600 per annum

GROUND RENT £75 per annum



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