



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS OVER

**£230,000**

**London Road**

Brighton, BN1 8QS

## PROPERTY SUMMARY

### Spacious Second-Floor One-Bedroom Apartment on The Priory, London Road

This generous one-bedroom apartment is situated on the second floor of a well-maintained building on The Priory, London Road. Upon entering, you'll be welcomed into a wide hallway that sets the tone for the rest of the property. Moving through, you'll find an open-plan lounge and kitchen area that is both stylish and functional.

The kitchen is fitted with ample storage and countertop space, making it perfect for preparing meals. The lounge is bright and airy, illuminated by large bay windows that flood the room with natural light. Adjacent to the bay window, there's a versatile dining area featuring a table that comfortably seats guests - and when needed, easily converts into a bed for additional relaxation or guest stays. From here, enjoy peaceful views over the communal gardens and surrounding trees.

The bedroom is a comfortable size, complete with built-in wardrobes for convenient storage. The bathroom is modern and generously proportioned, offering a relaxing space to unwind.

A major benefit of this property is its parking inclusion, providing added convenience. Located in a sought-after area of Brighton, the flat offers easy access to both Brighton and Preston Park mainline stations. The nearby historic village of Patcham, Preston Drove, and London Road boast a variety of shops, bars, and restaurants, while Carden Avenue offers additional local amenities.

For outdoor enthusiasts, numerous green spaces are close by, including Withdean Park and Preston Park. The stunning South Downs are also within easy reach, perfect for outdoor activities and scenic walks.

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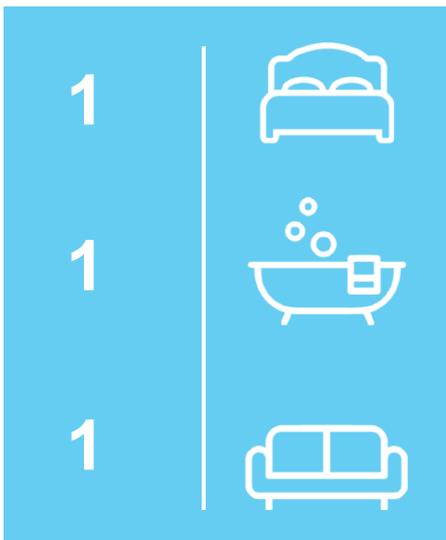


## London Road



Second Floor  
Approximate Floor Area  
546.59 sq ft  
(50.78 sq m)

Approximate Gross Internal Area = 50.78 sq m / 546.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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