

HAMLYN SMITH

OFFERS OVER £270,000

LONDON ROAD, BRIGHTON

3 BEDROOMS
1 RECEPTION ROOM
2 BATHROOMS

Nestled in the desirable area of London Road, Preston, Brighton, this charming three-bedroom apartment offers a perfect blend of comfort and convenience. With a guide of offers over £270,000, this fourth-floor residence is situated in a secure gated development, directly opposite the picturesque Withdean Park.

- Three bedrooms, fourth floor
- Purpose-built block, modern
- Balcony with park views
- No onward chain, easy move
- Ensuite shower in master
- Residents gym and sauna
- Lift access to all floors
- Opposite Withdean Park
- Allocated parking space
- Close to shops and transport



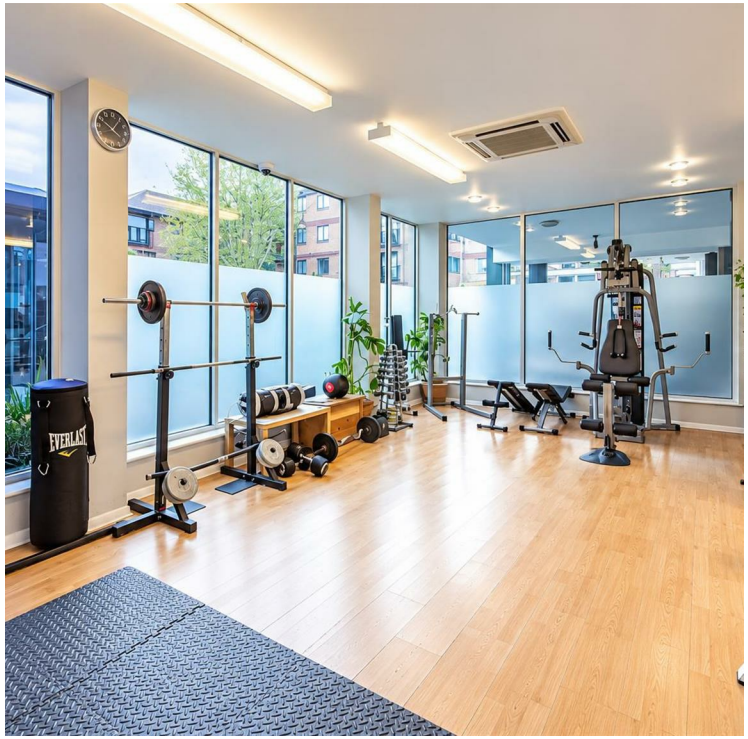






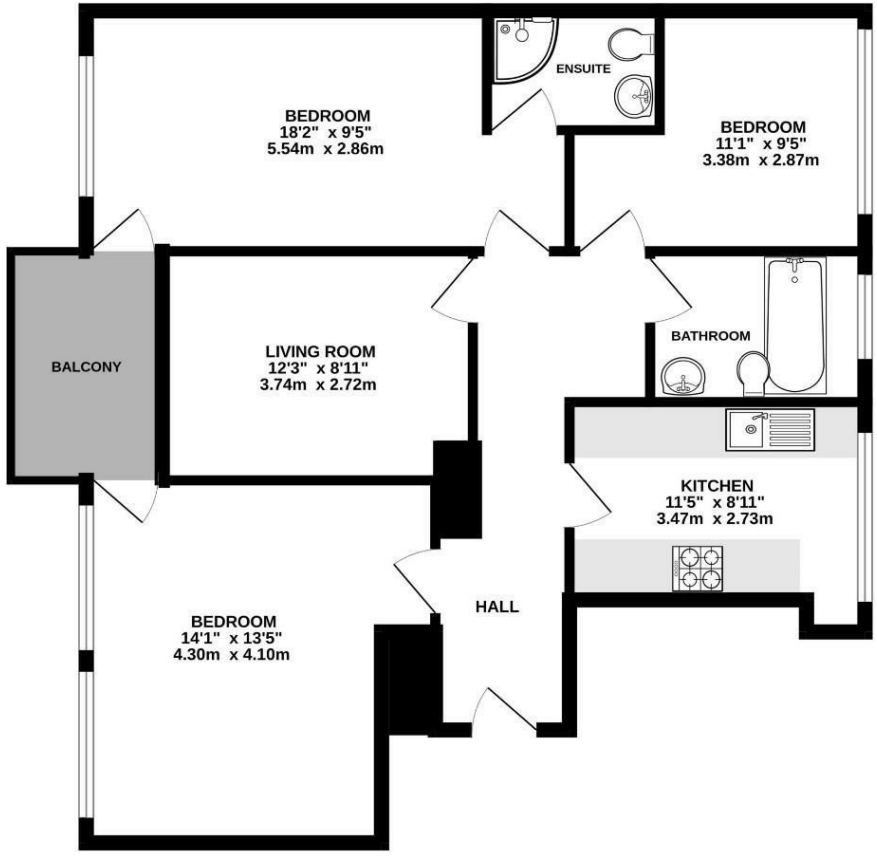





EVERLAST







818 sq.ft. (76.0 sq.m.) approx.

THE PARK APARTMENTS

TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Spanning 818 square feet, the apartment features a well-designed layout that includes a spacious living/dining room, a separate fitted kitchen complete with a breakfast bar, and three inviting bedrooms. One of the bedrooms boasts an ensuite shower room, while a further bathroom serves the other rooms. The hallway provides independent access to most areas, enhancing the flow of the home. The living space is complemented by a large window that floods the area with natural light.

Step outside onto the balcony to enjoy unparalleled views across Withdean Park, accessible from both the lounge and the two largest bedrooms. The property also benefits from an allocated parking space, ensuring convenience for residents.

Residents of The Park Apartments can take advantage of the on-site gym and sauna, promoting a healthy lifestyle without leaving home. The surrounding area boasts a variety of shops, bars, and restaurants, with Patcham Village and Preston Drove just a short distance away. Additionally, Carden Avenue offers further amenities for everyday needs.

Transport links are excellent, with easy access to the A27 and a bus stop conveniently located right outside the building. Preston Park train station is less than a mile away, providing mainline connections to London and Gatwick. For those who enjoy the outdoors, the nearby South Downs and ample green spaces, including Withdean Park and Preston Park, offer a wealth of recreational opportunities.

This delightful apartment is sold with no onward chain, making it an ideal choice for those looking to move swiftly into their new home. Council tax band C applies.

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