



**Shawcross House, Preston Road, Brighton, BN1 6SW**

**welcome to**

**Shawcross House, Preston Road, Brighton**

A bright & airy ground floor apartment with private west facing rear patio situated on the corner of Preston Road & Cumberland Road. The flat benefits from a spacious lounge, separate kitchen, fully tiled bathroom, two double bedrooms, allocated parking space & recently extended lease.

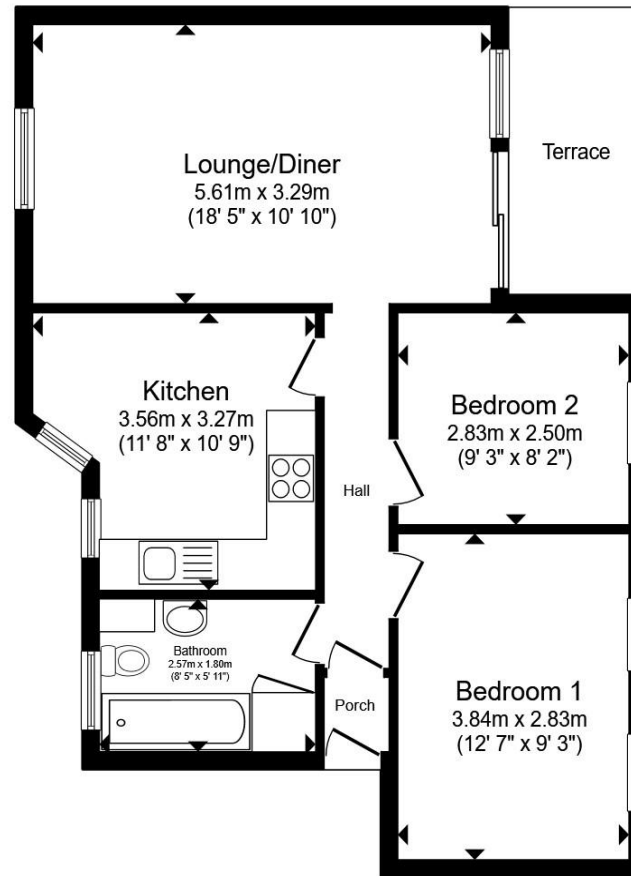


Positioned in a highly convenient and well-connected location, Shawcross House presents a superb opportunity to acquire a stylish two-bedroom apartment just moments from Preston Park Station. This well-balanced home offers a bright and spacious lounge/diner, perfectly suited to both relaxing and entertaining, complemented by a separate fitted kitchen providing practical day-to-day living space. Both bedrooms are well-proportioned doubles, while the fully tiled bathroom is finished to a clean, modern standard.

A particular highlight is the private rear patio, offering valuable outdoor space rarely found at this price point-ideal for al fresco dining or quiet retreat. The property further benefits from an allocated parking space and the reassurance of a recently extended lease.

Located just 0.1 miles from Preston Park station, the apartment is perfectly placed for commuters and those seeking easy access to Brighton city centre, whilst also enjoying proximity to green open spaces and local amenities.

A superbly positioned and well-appointed apartment, ideally suited to first-time buyers, downsizers, or investors alike.



**Total floor area 57.3 m<sup>2</sup> (617 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](http://www.propertybox.io)

## welcome to Shawcross House, Preston Road, Brighton

- GROUND FLOOR FLAT
- ALLOCATED PARKING SPACE
- WEST FACING PRIVATE REAR PATIO
- LONG LEASE
- TWO DOUBLE BEDROOMS
- LOUNGE & SEPARATE KITCHEN
- 0.1 MILES TO PRESTON PARK STATION
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1786.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 177 years from 19 Nov 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106924 - 0002

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