



11 Florence Road

Brighton, BN1 6DL

Offers over £400,000



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# 11 Florence Road



## Description

Avard Estate Agents are pleased to present this exceptional two-bedroom ground floor flat located on the highly sought-after Florence Road in Brighton. This property boasts a private rear garden and a share of the freehold, making it an attractive option for both buyers and investors.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a generous open-plan living, dining, and kitchen area, perfect for modern living and entertaining. The flat features two well-proportioned bedrooms, with the principal bedroom offering a comfortable retreat. Additionally, there are three bathrooms, ensuring convenience for residents and guests alike.

Florence Road is renowned for its picturesque tree-lined setting and elegant period homes, nestled within the Preston Park Conservation Area. Residents can enjoy the nearby Preston Park and Blakers Park, which provide ample green spaces, playgrounds, and tennis courts for leisure activities. The area is well-equipped with a variety of local shops, cafés, and essential amenities, all within easy reach. Families will appreciate the proximity to the highly regarded Downs Infant and Junior Schools, just a short stroll away.

- Share Of Freehold
- Ground Floor Garden Flat
- Parking Zone J
- High Ceilings
- Close To Preston Park
- 2 Double Bedrooms
- Excellent Order
- Period Features
- En Suite Shower Room
- Desirable Location



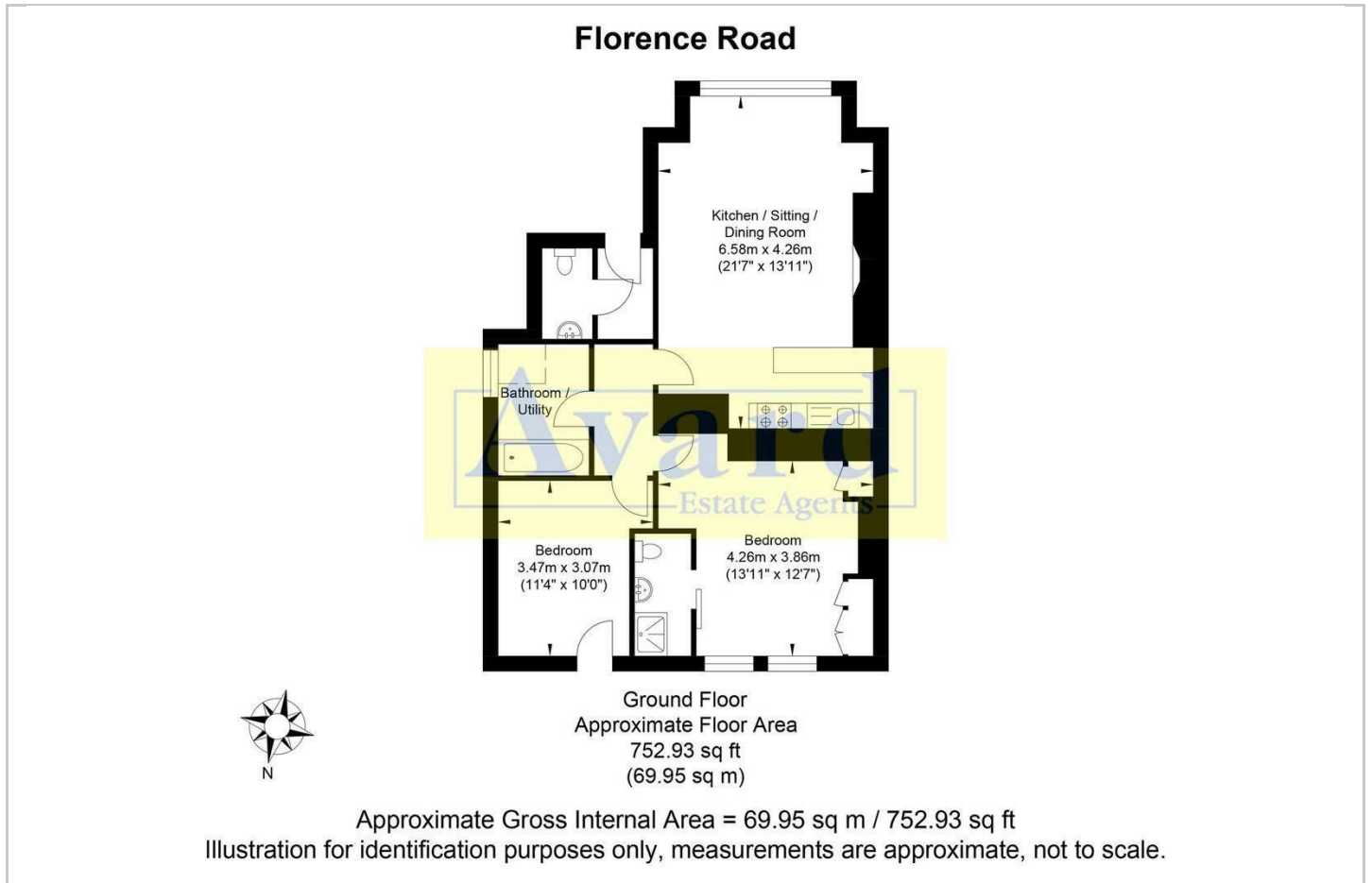
Award  
Estate Agents



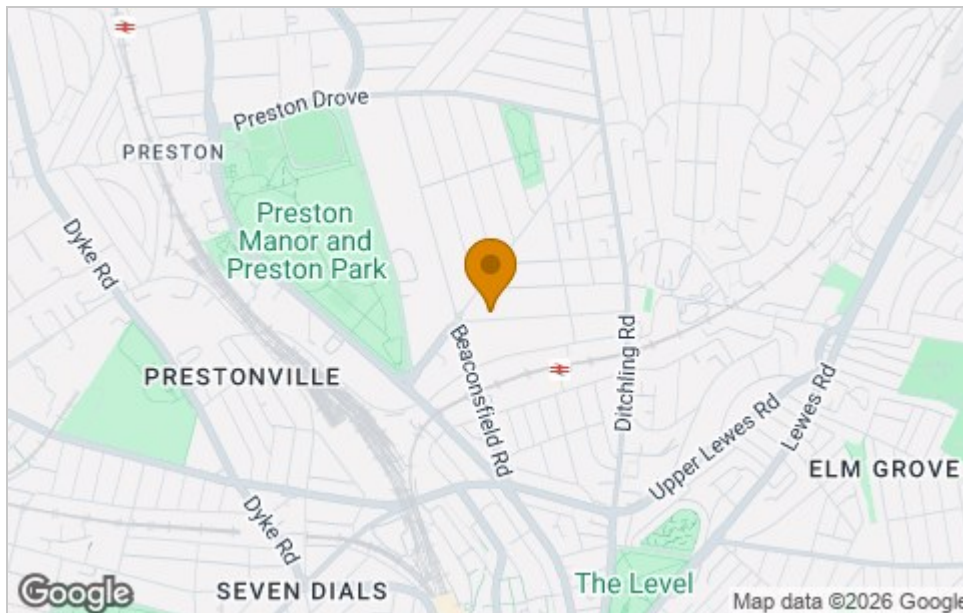
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## Floor Plan



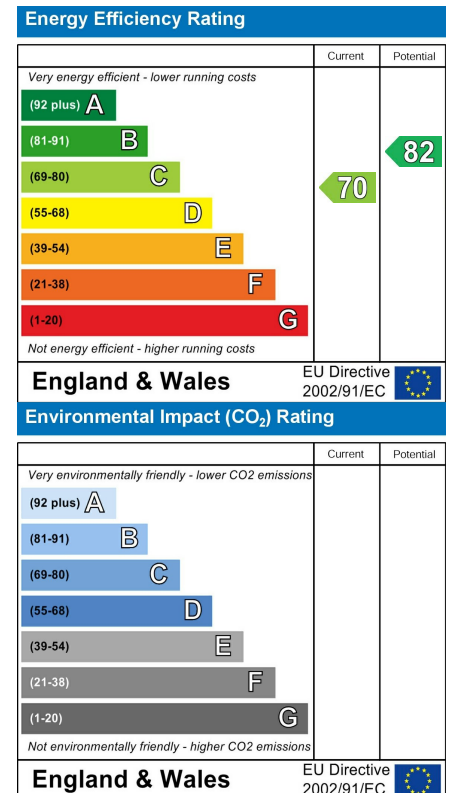
## Area Map



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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