

Carlton House 239-241 Preston Road
Brighton, BN1 6SE
Guide Price £250,000

DAVID&CO

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** Guide Price £250,000 - £275,000 ** A beautifully presented 2 bedroom, second floor flat in this well maintained block, situated close to Preston Village. The building is surrounded by gardens. The property benefits from gas central heating, an allocated car parking space and door entry phone system. The accommodation offers a 16" lounge with a square bay and sash windows, modern kitchen with built in oven and hob, two bedrooms and a modern bathroom with a white suite. The apartment is situated within a short walking distance to Preston Park Station, offering a regular service to Gatwick Airport and London and all local amenities. It also provides excellent links to both Brighton City Centre and the A27/A23. Preston Park is close to hand with its recreational facilities and there are local shops, pubs, coffee shops etc., within a short walking distance.

Location
Carlton House sits within a walled enclosure, set well back from Preston Road and is just across the road from Preston Manor. It is situated in this highly favoured residential area forming part of the Preston Park Conservation Area, close to local shopping facilities in Preston Village, including coffee shops, as well as Preston Park mainline station, providing a direct commuter service to Gatwick and London. Numerous local schools are also nearby such as Balfour, Dorothy Stringer and Varndean School and Sixth Form College and Campus, as well as offering Adult further Education. Preston Park is also close to hand with its recreational facilities covering 60+ acres, with tennis courts, bowling greens, cycle velodrome, football pitches, basketball courts.

Accommodation
All measurements are approximate.

Communal Entrance
With entry phone system and staircase leading upstairs.

Second Floor

Inner Hallway
With a front door leading in. Fitted cupboards, one with hanging rail and shelf. Security entry phone handset, radiator and coved ceiling.

Bathroom 6'11 x 5'11 (2.11m x 1.80m)
Fitted with a white suite to comprise an enclosed panelled bath with a wall mounted shower fitment over and glazed shower screen. Pedestal wash basin and a low level W/C with push button flush. Tiled walls and sash style patterned window.

Kitchen
A modern fitted kitchen with white Hi-Gloss wall and base units with worktop surface over. Inset stainless steel sink and drainer unit with mixer tap. Inset stainless steel 4 ring gas hob with matching electric oven below and cooker hood over. Tiled splashbacks. Space and plumbing for the washing machine and an appliance space for the fridge. Fitted storage cupboard housing a wall mounted 'Vaillant' boiler. Coved ceiling and a sash style window overlooking the front.

Lounge 16'1 max x 9'10 (4.90m max x 3.00m)
Sash style square bay window overlooking the rear. Radiator and coved ceiling.

Bedroom 2 10'10 x 6'8 (3.30m x 2.03m)
Sash style window overlooking the rear. Radiator and coved ceiling.

Bedroom 1 10'10 x 9'6 (3.30m x 2.90m)
Sash style window overlooking the rear. Radiator and coved ceiling.

Outside

Allocated Parking Space
Parking space number 23 to the rear of the block.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is leasehold with 156 years remaining on the lease.

MAINTENANCE: £1,713.90 PA

GROUND RENT: Nil

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



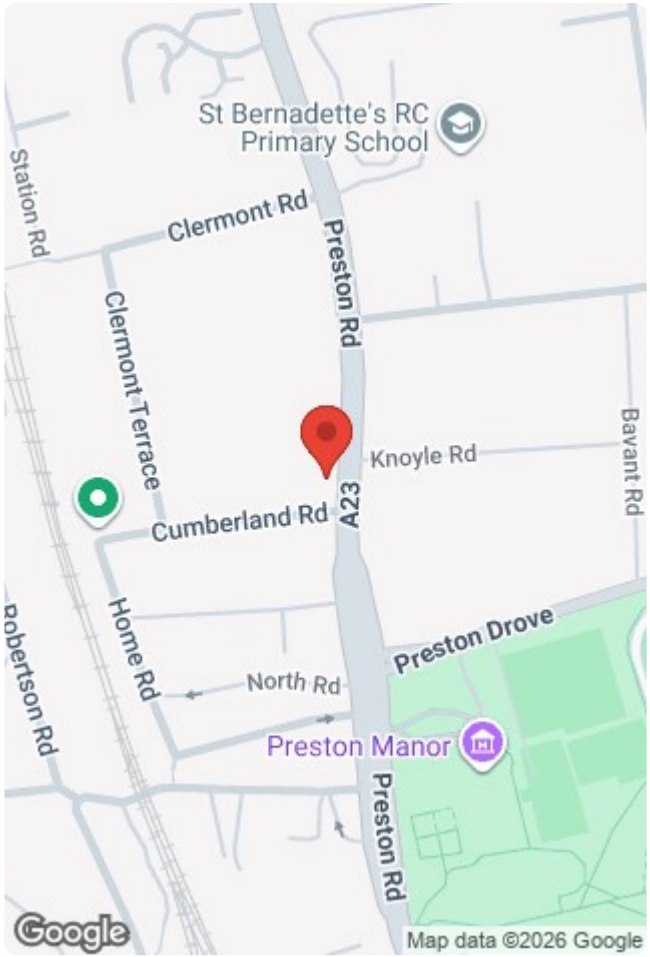


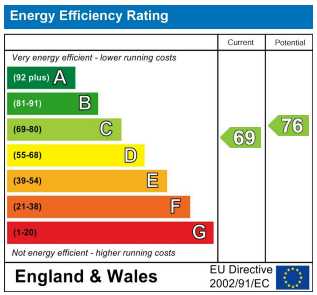


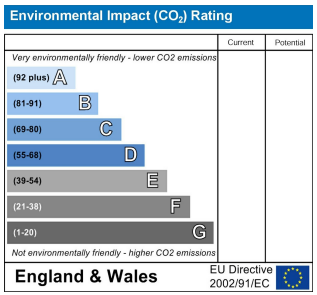


Total Area: 51.0 m² ... 549 ft²

All measurements are approximate and for display purposes only.







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The Property Ombudsman

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