



**Greenacres, Preston Park Avenue, Brighton, BN1 6HR**

**welcome to**

**Greenacres, Preston Park Avenue, Brighton**

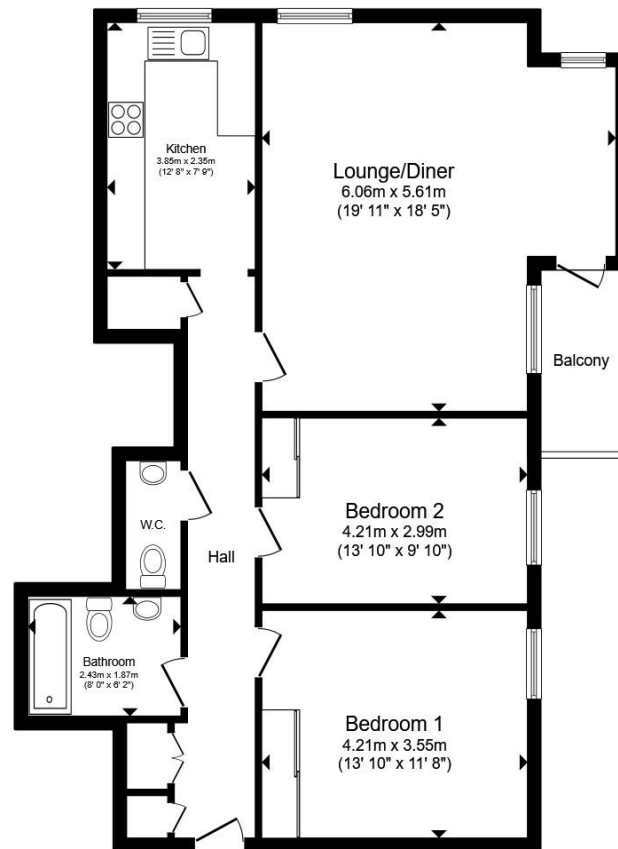
Stunning top floor apartment with private West facing balcony and views across Preston Park. Two double bedrooms, dual aspect lounge/diner, separate kitchen, luxury bathroom plus additional cloakroom, passenger lift and residents parking, SHARE OF FREEHOLD.



Set on the sixth floor of the highly regarded Greenacres development on Preston Park Avenue, this bright and generously proportioned two double bedroom apartment comes complete with a garage and enjoys a prime position overlooking Preston Park.

The property boasts a wonderfully light dual-aspect reception room with far-reaching park views and direct access to a west-facing private balcony, ideal for enjoying afternoon and evening sun. A well-appointed fitted kitchen complements the living space, while both double bedrooms benefit from built-in wardrobes. The accommodation is completed by a modern bathroom and a separate cloakroom.

Further benefits include a share of freehold, lift access, a secure entry system, residents' parking, communal heating with inclusive water rates. The building itself features a beautifully presented entrance foyer, immaculately maintained communal gardens, and truly spectacular views across Preston Park, making this an exceptional offering in a sought-after location.



Total floor area 87.3 m<sup>2</sup> (940 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)

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- PANORAMIC VIEWS OVER PRESTON PARK
- WEST FACING BALCONY
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE/DINING ROOM
- STYLISH FITTED KITCHEN
- BATHROOM & ADDITIONAL WC
- GARAGE & RESIDENTS PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3808.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 171 years from 01 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106881](https://fox-and-sons.co.uk/Property/PRP106881)



Property Ref:  
PRP106881 - 0003

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**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



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