



Prestonville Road, Brighton, BN1 3TL  
**£290,000**

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# Prestonville Road, Brighton, BN1 3TL

## £290,000

A well-presented two-bedroom converted ground floor flat, ideally located close to Seven Dials and Brighton Station. The property is offered for sale with immediate vacant possession and early and internal viewing is highly recommended.





## Further Information

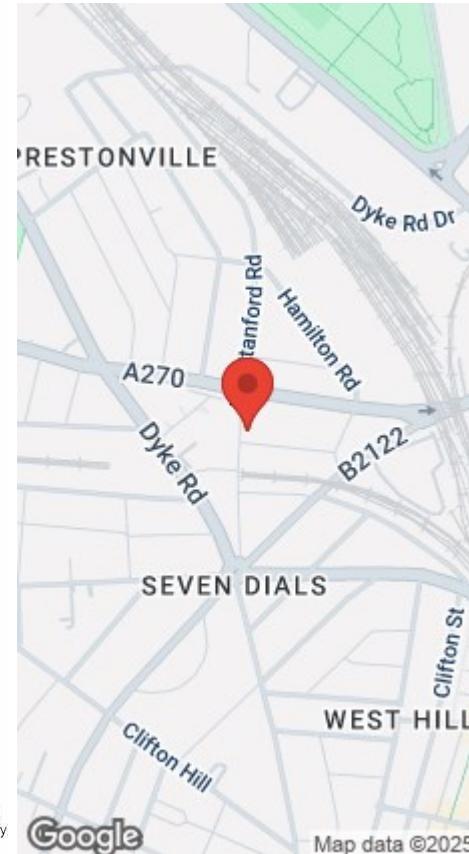
The accommodation comprises a spacious entrance hall, bright east-facing living room with bay window and feature fireplace, bathroom, generous modern fitted kitchen, and two double bedrooms. The property further benefits from a share of freehold and no onward chain.

Prestonville Road is situated in this sought-after residential location, ideally placed for easy access to Brighton station, making it a great choice for commuters. Seven Dials is just a short walk away and offers a variety of independent cafés, shops and restaurants, while the city centre and seafront are also within easy reach. The area is well served by local bus routes and has a strong community feel, with several well-regarded schools, green spaces and amenities close by.



Total floor area 55.2 m<sup>2</sup> (594 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.focalagent.com](http://www.focalagent.com)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			



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