

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



## 171-173 Preston Road, Brighton, East Sussex BN1 6FS £1,450 Per Month

Discover an EXCEPTIONAL GROUND-FLOOR APARTMENT set within Central Park, one of Brighton's most prestigious and highly coveted developments in the desirable Preston Park district. Offering a beautifully proportioned double bedroom and an effortless blend of CONTEMPORARY STYLE AND EVERYDAY COMFORT, this home is perfectly suited to modern city living.

Central Park stands out for its striking architecture, superior build quality and superb on-site amenities, earning its reputation as a premier choice for professionals seeking both luxury and convenience.

Step inside to a BRIGHT, OPEN-PLAN LIVING SPACE designed to maximise light and flow. The sleek, modern kitchen includes integrated appliances, electric oven, hob, tall fridge/freezer - and generous storage, making it ideal for home cooking or entertaining. The living area is enhanced by a PRIVATE PATIO GARDEN.


The luxury bathroom offers a boutique-hotel feel, complete with a WALK-IN SHOWER, full bathtub, heated towel rail and stylish vanity unit. A separate utility cupboard provides fantastic practicality with a washing machine and additional shelving.


The spacious double bedroom features BUILT-IN WARDROBES, offering excellent storage and a serene atmosphere for unwinding. Further benefits include PRIVATE ALLOCATED PARKING and access to a secure locker room, perfect for luggage, bikes or seasonal items.

Set moments from the greenery of Preston Park and within easy reach of Brighton's vibrant cafés, shops and transport links, this apartment delivers the ideal balance of tranquility and urban lifestyle.

Offered unfurnished and available immediately.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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