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WHISTLER COURT

Whistler Court, Preston Park Avenue, BN1

£400,000

ASTON
VAUGHAN

Sales and Lettings

INTRODUCING

Preston Park Avenue, BN1

2 Bedroom | 2 Bathrooms | 785 sq ft

Balcony | Allocated Parking | Close to Preston Park

Nestled in the highly sought-after Preston Park Avenue, this superb two-bedroom second-floor apartment presents an exceptional opportunity for buyers seeking a blend of convenience, style, and prime location. Offered chain-free, this property is ready for immediate occupation, making for a smooth and swift transition.

Upon entering, residents are greeted by a well-maintained purpose-built block, complete with the invaluable amenity of a lift, ensuring easy access to the second floor. The apartment itself is thoughtfully designed with a desirable east / south west orientation, providing abundant natural light throughout the day and fostering an inviting and airy atmosphere.

The heart of this home is undoubtedly the spacious reception room, which offers ample space for both living and dining areas. Large windows frame picturesque views overlooking the verdant expanse of Preston Park, providing a tranquil backdrop to everyday life. This room seamlessly extends to a delightful west-facing balcony, an ideal spot for enjoying afternoon sun, al fresco dining, or simply unwinding whilst taking in the scenic surroundings. The orientation of the balcony ensures plenty of natural light floods the interior, particularly in the afternoons and evenings.

The modern kitchen is well-appointed with free standing appliances included. Its design complements the contemporary feel of the apartment, providing everything needed for comfortable living.

Accommodation comprises two generously sized bedrooms. The master bedroom is a true sanctuary, benefiting from its own private en suite bathroom, offering a touch of luxury and convenience. This private facility enhances the appeal of the master suite, providing a personal retreat. The second bedroom is also well-proportioned, suitable for guests, a home office, or a child's room, depending on the owner's needs. A separate, well-appointed family bathroom serves the second bedroom and guests, ensuring ample facilities for all residents.





Area Guide:

Directly opposite Preston Park and close to Preston Village area with its local shops, cafés and bistro pubs, this area has a community feel with a choice of parks and good schools, state and private, easy to reach. Preston Park Station and Brighton Station are about 19-20 minute walk and local bus routes go along both Dyke Road and London Road to the South Downs National Park or the beach. Furthermore, you can get to the whole of the city including the lively arts venues and shopping of North Laine at the level easily. If you commute by car, both the A23 and A27 are easy to reach.

Education:

St Bernadette's R.C. 1 min walk, Balfour 4 mins by car

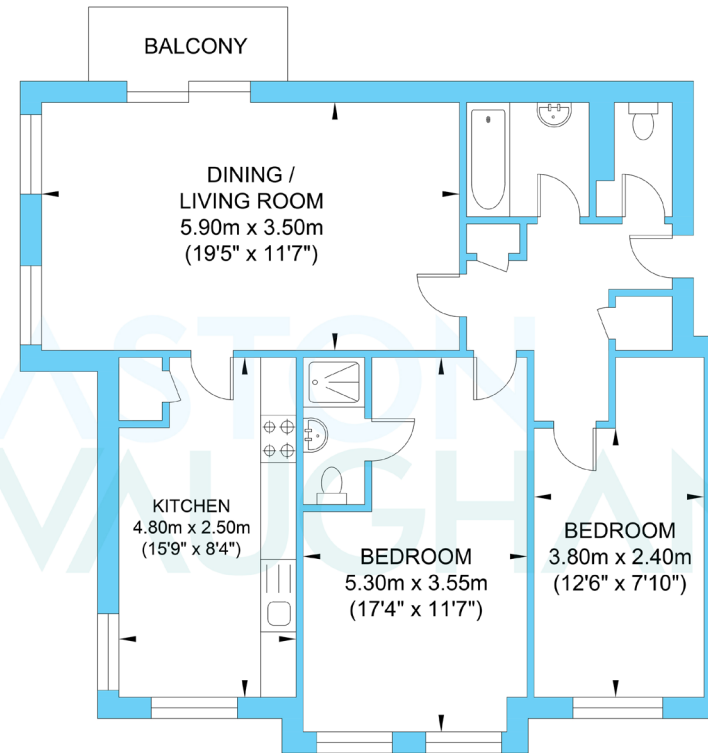
Varndean High School, Dorothy Stringer 5 mins by car 15-20 mins walk

Varndean 6th form walkable, buses to BHASVIC

Private Schools: Windlesham Prep, Lancing College Prep, Bilingual, Brighton College, Brighton Girls, Brighton Waldorf School, Roedean



Preston Park Avenue



Second Floor
Approximate Floor Area
785.55 sq ft
(72.98 sq m)

Approximate Gross Internal Area = 72.98 sq m / 785.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.