



Cumberland Lodge, Cumberland Road, Brighton, BN1 6ST

welcome to

Cumberland Lodge, Cumberland Road, Brighton

Chain Free & Share of Freehold! Beautiful first-floor flat in leafy Preston Village, just 2 minutes from Preston Park Station. Two spacious double bedrooms, stunning south-facing balcony, bright lounge with bifold doors, stylish shower room and private residents' parking.



Positioned in the heart of the highly sought-after and leafy Preston Village, this beautifully presented first-floor apartment offers the perfect blend of tranquillity, convenience and style. Available chain free and with a share of freehold, this is an exceptional opportunity for both owner-occupiers

Just a two-minute walk from Preston Park Station, the property enjoys an enviable location while benefiting from a wonderfully peaceful green setting.

Flooded with natural light throughout, the apartment boasts well-proportioned accommodation including two generous double bedrooms, both bright, spacious and beautifully presented. The impressive living room is a particular highlight, enjoying a lush green outlook and a real sense of space. Large bi-folding doors open seamlessly onto a gorgeous south-facing balcony, creating the perfect spot for morning coffee, al fresco dining or simply relaxing in the sunshine.

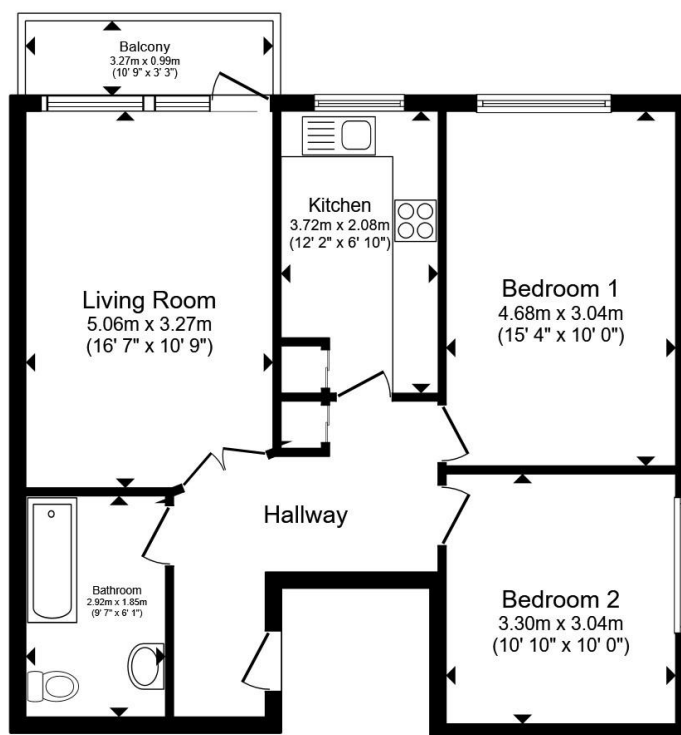
The separate kitchen is thoughtfully designed with an abundance of worktop space alongside a range of eye-level and under-counter cupboards, providing excellent storage and practicality.

Completing the accommodation is a stylish contemporary shower room, finished to a high standard.

Further benefits include private off-road residents' parking, attractive communal surroundings and excellent transport links into Brighton and London.

A bright, elegant and superbly located home that perfectly captures the charm of village living while keeping the city and commuter routes close at hand. Early viewing is highly recommended.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan

Total floor area 64.4 m² (693 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

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- SHARE OF FREEHOLD - 991 YEARS REMAINING
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUTH FACING PRIVATE BALCONY OVERLOOKING TREES
- BI-FOLDING DOORS OPENING FROM THE LOUNGE/DINING AREA
- IMMACULATELY PRESENTED
- PRESTON PARK TRAIN STATION
- SAINSBURY'S, HYROX GYM AND PILATES STUDIO LESS THAN 0.25 MILES AWAY

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1182.48

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£375,000



view this property online fox-and-sons.co.uk/Property/PRP106959

Please note the marker reflects the
postcode not the actual property



Property Ref:
PRP106959 - 0003

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