



40 Preston Park Avenue
Brighton, East Sussex BN1 6HG
Asking Price £425,000



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**** ASKING PRICE £425,000 **** An attractive and particularly spacious 2 bedroom first floor converted flat forming part of this imposing double fronted detached Victorian villa situated in this highly favoured residential area directly overlooking the 65 acre Preston Park and velodrome. This character flat enjoys a bright west facing aspect with views from the lounge and 2nd bedroom over Preston Park and Preston Park velodrome. The accommodation with 871 sqft (81 sqm) of living space comprises: entrance hall with large storage cupboard, spacious 17'x15' living room, 14'x10' kitchen/dining room with integrated appliances, Large main bedroom with built in wardrobe cupboards, 2nd bedroom, and bathroom with white suite. The flat also further benefits from gas central heating, entryphone system, and residents off street car parking. There is a long lease with 948 year lease remaining, and a Share of The Freehold Title. **** VIEWING HIGHLY RECOMMENDED ****

Location

This spacious 2 bedroom first floor converted flat is situated in this highly favoured residential area in this wide tree lined avenue forming part of the Preston Park Conservation Area. The flat enjoys a bright west facing aspect with views directly overlooking the 65 acre Preston Park and velodrome with its numerous recreational facilities. Local shopping facilities are available in Preston Drove, Preston Village and at Fiveways. London Road station is within a short stroll, and both Brighton and Preston Park mainline stations are approximately 12 minutes and 17 minutes walk away. The vibrant North Laines is also within easy walking distance (20 minute stroll). The area is also served with numerous reputable primary schools, secondary schools and nurseries, including Balfour, Downs, Dorothy Stringer and Varndean.

Accommodation

All measurements are approximate.

Communal Entrance Hall

Staircase leading to the first floor landing and flat front door.

First Floor

Entrance Hall

Large storage cupboard/cloaks cupboard with hanging rail and housing electric meters. Radiator. Entryphone system.

Living Room 17'6" into bay x 15'1" (5.35 into bay x 4.60)

A particularly spacious living room enjoying a bright west facing aspect with views over Preston Park and Preston Park velodrome. Original ceiling covings. Tiled fireplace with

open grate and with tiled hearth. Radiator. Large sash bay window to front.

Kitchen/Dining Room 14'5" x 10'4" (4.40 x 3.15)

A spacious kitchen/dining room fitted with a range of modern white high gloss style units with contrasting oak worktops with stainless steel sink unit with mixer tap with cupboards and pan drawers below. Integrated dishwasher. Fitted 'Bosch' electric hob with electric oven below. Integrated fridge and freezer. Tiled splashbacks. Range of matching wall cupboards and fitted extractor hood. Cupboard housing gas central heating boiler. Original ceiling covings. Recessed downlighters. Space for large dining table and chairs. Sash window to side.

Bedroom 1 15'0" x 12'4" (4.58 x 3.76)

A large main bedroom with built in floor to ceiling wardrobe cupboards providing hanging and storage space. Radiator. Boarded fireplace. Sash window to rear.

Bedroom 2 10'9" x 7'2" (3.30 x 2.20)

Radiator. Sash windows to front enjoying a bright west facing aspect and with views over towards Preston Park and Preston Park velodrome.

Bathroom

Part tiled walls with white suite comprising panelled bath with mixer taps and with fitted shower over. Fitted glass shower screen. Wash hand basin with cupboards below and with mono tap. Low level wc. Chrome heated towel rail. Recessed downlighters. Sash window to rear.

Outside

Driveway to the front of the property

providing residents off street car parking spaces.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with a 948 year lease and is being sold with a Share of The Freehold Title.

MAINTENANCE: maintenance on the building is carried out on an Ad-Hoc basis, with work being agreed between the x4 flat owners.

BUILDING INSURANCE: £900 per annum (paid monthly £75.00)

GROUND RENT: Nil

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

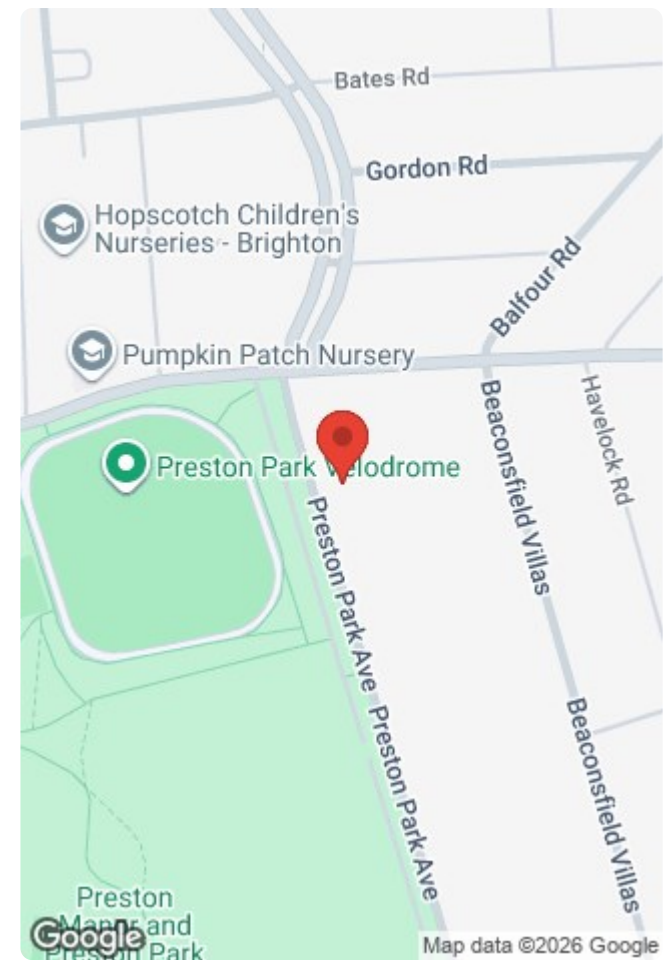
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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