

32 Queens Road, Brighton, BN1 3YE

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24 Eldred Avenue, Brighton, East Sussex BN1 5ES £1,400 PCM

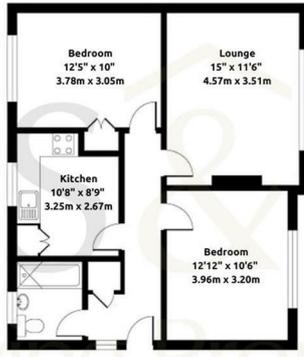
This newly REDECORATED AND RECARPETED two double bedroom apartment offers bright, spacious accommodation throughout and is situated within an attractive purpose-built block on Eldred Avenue. The property benefits from close proximity to Preston Park Station and excellent public transport links, as well as unrestricted on-street parking within the surrounding zone.

Positioned on the mid-lower-ground floor, the flat enjoys GOOD NATURAL LIGHT due to its elevated frontage set back from the road behind established lawns. The accommodation comprises two GENEROUSLY PROPORTIONED double bedrooms - one at the front and one at the rear, the latter featuring built-in wardrobes and additional storage. The living room, positioned at the front, is a well-sized, comfortable space with large double-glazed windows. The separate modern kitchen has been updated and includes NEW APPLIANCES: electric oven, hob, washing machine and tall fridge-freezer, together with AMPLE FITTED STORAGE. A full bathroom suite, with power shower over the bath.

The location is exceptionally convenient, with a range of local amenities only a minute's walk away, including Fields Pharmacy, several convenience stores, Westdene Butchers and Windmill Stores - offering an organic café and shop. Withdean Park and the Withdean Sports Complex are also within walking distance.

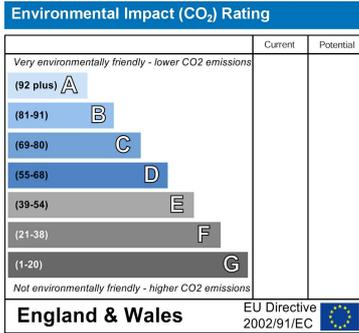
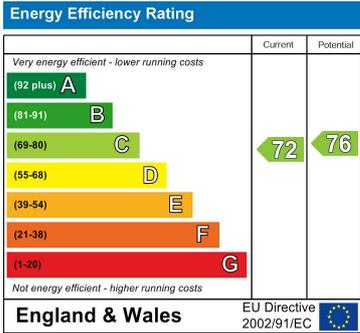
The property is offered unfurnished and is available immediately.





Approximate Floor Area
 684 sq. ft
 (63.5 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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