



Florence Road, BN1
£450,000-£475,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Florence Road, BN1

2 Bedrooms | 2 Bathrooms | 1 Reception Room | 625sq ft |

Beautifully landscaped rear garden

Nestled within a striking red-brick period building, this exceptional two-bedroom raised ground-floor garden apartment on Florence Road presents a rare opportunity to acquire a sophisticated home in the highly sought-after Preston Park area of East Sussex. Boasting generous proportions and an array of period features, this property seamlessly blends classic charm with contemporary living.

In addition to the en-suite, there is a further well-appointed bathroom, which ingeniously incorporates a practical utility area. This thoughtful inclusion maximises space and convenience, catering to the demands of modern living.

One of the standout features of this magnificent apartment is its direct access to a beautifully landscaped rear garden. This private outdoor oasis is a true delight, featuring meticulously maintained lawns, charming terraced areas perfect for al fresco dining and entertaining, and vibrant planted borders that add colour and life throughout the seasons. It offers a tranquil escape from the hustle and bustle, providing a perfect setting for relaxation or outdoor enjoyment.

Upon entering, you are immediately greeted by the impressive sense of space, characteristic of period properties, with elegant high ceilings enhancing the bright and airy atmosphere throughout. The accommodation extends to approximately 72 sq. m. (775 sq. ft.), providing ample room for comfortable living and entertaining.

The heart of this charming home is undoubtedly the front-facing living room. This inviting space is bathed in natural light, further accentuated by its high ceiling, and features a beautiful period fireplace that serves as a focal point, perfect for cosy evenings. It offers a welcoming environment for relaxation and social gatherings.

Adjacent to the living area, the well-equipped kitchen is a testament to both style and functionality. It boasts a wide range of contemporary units, providing abundant storage, complemented by sleek granite worktops that offer both durability and a touch of luxury. This thoughtfully designed kitchen is ready to inspire culinary creativity.

The apartment comprises two well-proportioned bedrooms. The main bedroom is particularly impressive, offering generous dimensions and benefiting from intelligently designed built-in storage, ensuring a clutter-free environment. This principal suite is further enhanced by a stylish en-suite shower room, providing a private sanctuary for residents.

The location of Florence Road is truly prime. Situated close to the expansive green spaces of Preston Park, residents can enjoy leisurely strolls, outdoor activities, and community events right on their doorstep. Furthermore, the property is within comfortable walking distance of several key amenities and transport links, including the vibrant Preston Circus, the eclectic shops and eateries of Fiveways, Brighton Station for excellent rail connections, and the bustling City Centre with its diverse cultural offerings and seafront attractions.

This exceptional garden apartment offers a unique blend of period elegance, modern comforts, and an unbeatable location, representing an outstanding opportunity for those seeking a sophisticated lifestyle in one of East Sussex's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the quality and charm of this remarkable home.







Education:

Primary: Downs Infant and Junior Schools, Stanford Infant and Junior school

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

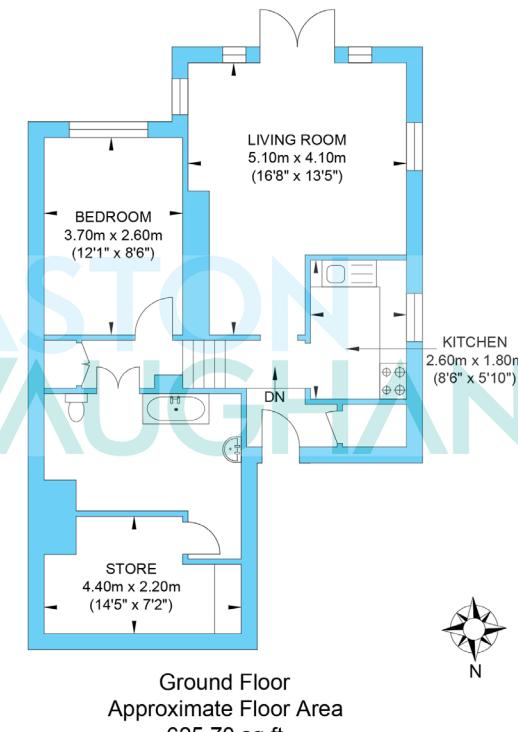
Private: Brighton College, Lancing College Prep

Good To Know:

With a palpable sense of community and a striking topography of Victorian terraces, it's no wonder the roads between Preston Circus and Fiveways have retained their popularity over the years. Along with a highly favoured school catchment and excellent transport links, it has become the go-to place to live; particularly for Londoners moving to the coast, looking for an improved work-life balance.

This incredible home is just a short walk from everything this vibrant coastal city has to offer, including theatres, museums, gyms, restaurants and the beach is a straightforward 20 minute walk. The A23/A27 and mainline stations are also within easy reach, for those requiring fast links to the universities, Gatwick or London on a daily or weekly basis.

Florence Road



Ground Floor

Approximate Floor Area

625.70 sq ft
(58.13 sq m)



Approximate Gross Internal Area = 58.13 sq m / 625.70 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.