



**Preston Mansions, Stanford Avenue, Brighton, BN1 6AX**

**welcome to**

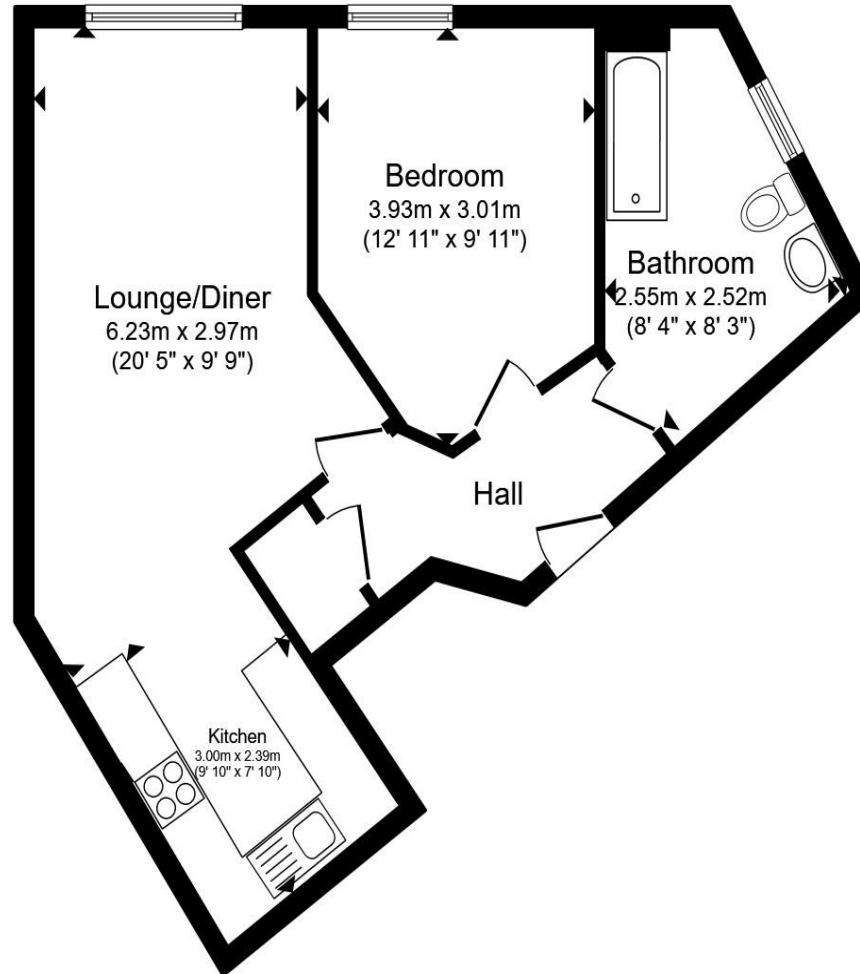
**Preston Mansions, Stanford Avenue, Brighton**

CHAIN FREE! A modern first-floor apartment with lift access in a sought-after location near Preston Park. It offers an open plan living/kitchen area with appliances, a double bedroom, a spacious bathroom and attractive rear garden views.



This is a good size modern first floor apartment with lift access situated in this sought after location close to Preston Park.

The apartment comprises: Living room/kitchen with appliances, double bedroom, large bathroom and has an attractive outlook over gardens to the rear. Situated at the lower end of Stanford Avenue close to Preston Park and is within reach of London Road and Brighton mainline stations, shops in London Road and bus service to the city centre and seafront pass right outside. No onward chain



Total floor area 49.0 m<sup>2</sup> (527 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](http://www.propertybox.io)

## welcome to Preston Mansions, Stanford Avenue, Brighton

- CHAIN FREE
- OPEN PLAN LOUNGE KITCHEN
- DOUBLE BEDROOM
- FIRST FLOOR WITH LIFT ACCESS
- GAS CENTRAL HEATING
- CLOSE TO PRESTON PARK
- ATTRACTIVE VIEWS TO THE REAR OVER GARDENS
- CLOSE TO LONDON ROAD & BRIGHTON STATIONS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2097.96

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £218,500



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106852](https://fox-and-sons.co.uk/Property/PRP106852)



Property Ref:  
PRP106852 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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