



The Old Technical College, Preston Road, Brighton, BN1 4QG
Asking Price £425,000

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An exceptional two bedroom triplex apartment in Brighton's Old Technical College. Boasting a contemporary kitchen, open-plan living, and modern amenities, this 775 sq ft home offers stylish urban living with a communal garden and no onward chain.

Forming part of the attractive red brick façade of The Old Technical College, this two-bedroom triplex apartment presents a unique opportunity to acquire a sophisticated home in a highly sought-after Brighton location, moments from the verdant expanse of Preston Park. This property combines historical charm with contemporary luxury, making it an ideal choice for discerning buyers.

Upon entering, you are immediately struck by the thoughtful design and high-quality finishes that define this residence. The heart of the home is undoubtedly the contemporary kitchen, a culinary dream featuring sleek Quartz worktops, integrated LED feature lighting, and fitted appliances. This space seamlessly flows into the open-plan living area, creating an inviting environment perfect for both relaxing and entertaining. The design maximises natural light and space, offering a versatile layout that adapts to modern lifestyles.

Ascending through the triplex layout, the apartment reveals two well-proportioned bedrooms. The principle bedroom is a true highlight, boasting a striking vaulted ceiling that adds a sense of grandeur and airiness. The second bedroom offers flexibility, ideal for guests, a home office, or a child's room and has a convenient walk-in wardrobe providing ample storage.

The property benefits from a modern fitted shower room and a separate WC, both equipped with premium 'Duravit' sanitary ware, ensuring a touch of elegance and functionality.

Further enhancing the appeal of this apartment are the high-specification technical features. Triple glazed white aluminium windows contribute to energy efficiency and sound insulation, while an integral Bluetooth sound system allows for seamless audio enjoyment throughout. The 'Bellagio' digital entryphone system, complete with a wall-mounted video panel, provides enhanced security and convenience. At 775 square feet, the apartment offers a generous living space that feels both expansive and intimate.

Residents also benefit from access to a charming communal garden, offering a peaceful outdoor retreat, and secure bicycle storage, catering to an active lifestyle. The property comes with the remainder of a Buildzone warranty, providing peace of mind for the new owner. Furthermore, the significant advantage of no onward chain ensures a smoother and potentially quicker transaction process.





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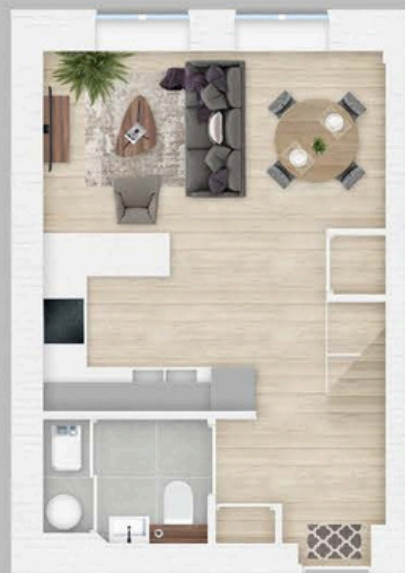
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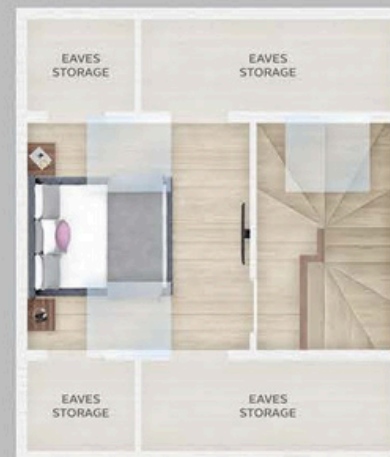


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ENTRANCE



Agents Notes

Tenure Leasehold
999 Year Lease From 2020
Service Charge Approximately £2,580 Per Annum
Ground Rent £0
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Please note that some of the images contain CGI



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