



Preston Road, Brighton

East Sussex

Offers in Region of £635,000



## Preston Road

### Brighton

Ideally located close to Brighton Mainline Station and within a short walking distance to Preston Park Station, a rarely available FOUR BEDROOMED MAISONETTE with a PRIVATE BALCONY, GARDEN AND TERRACE. Sold with a SHARE OF FREEHOLD.

Set across three floors of a charming yellow brick townhouse, this bright and spacious 1800sqft maisonette blends character with modern living. The expansive reception room features elegant high ceilings, bay windows and a fireplace, flowing seamlessly into a large contemporary open-plan kitchen with additional cupboard space.

Also on this level is a convenient shower room and a secondary sitting room.

The first floor boasts an impressive principal bedroom with high ceilings and beautiful bay windows, letting in an abundance of natural light. There are also two further double bedrooms.

On the second floor, you'll find an additional double bedroom, and a spacious family bathroom.

This property has a plethora of outside space, including a sizable south-west facing garden, a private balcony, and a fantastic patio terrace; the perfect spot for relaxing or entertaining on summer evenings.





### **In The Local Area**

Situated within easy walking distance to the local shops of Beaconsfield Road, the bustling restaurants, cafes, and open market of London Road are only moments away. Ideally located for commuters and with easy access to the university, the seafront, city centre and North Laine area are all within easy reach. The green open spaces of Preston Park with its tennis courts, Manor house and café are only moments from your door, and London Road provides easy access to the South Downs and Devil's Dyke. Regular bus services travel into the centre of both Brighton and Hove, down to the seafront, as well as up to the Downs, and Brighton train station is only a short walk away.

### **Further Information**

The property is situated in Parking Zone J.

Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

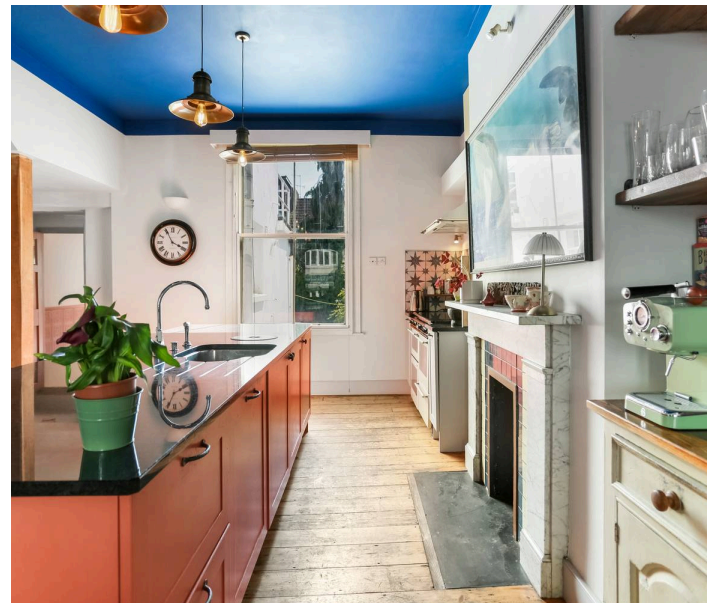
### **TENURE & OUTGOINGS**

Tenure: Share of Freehold

Unexpired term on lease - 986 years

Service Charge - £88pm / £1,056pa

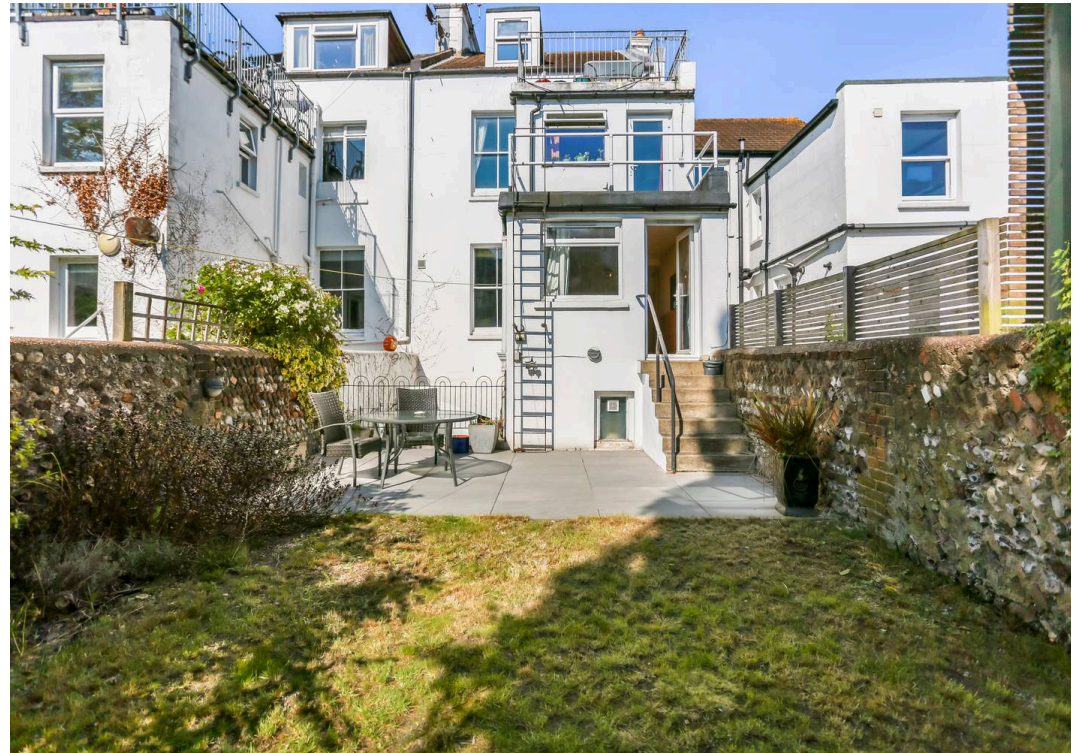
This information has been provided by the seller. Please obtain verification via your legal representative.













Total Area: 171.6 m<sup>2</sup> ... 1847 ft<sup>2</sup> (excluding balcony, terrace)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.