



**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.



**Agents Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



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



# 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: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£241,500**



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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.



Property Ref:  
PRP106852 - 0003



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