



Garden House, 2a Preston Park Avenue, BN1 6HJ

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SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living Room * Dining Room * Kitchen/Breakfast Room * Study/Bedroom 5 * Bathroom * Bedroom

First Floor: Three double bedrooms * Shower Room

Outside: Charming South/West Garden

Tucked away in an enchanting position just off Preston Park Avenue, this rarely available period home is without doubt one of the most captivating properties to come to market in recent years. Set back from the road and approached through mature grounds, it offers a charming sense of arrival that immediately sets it apart.

While the property would benefit from refurbishment, it presents an exceptional opportunity. Buyers have the chance to create something truly special — whether by extending the existing footprint (STNC) or by restoring the house to an exceptional modern standard while celebrating its many original features. The generous layout includes a large living room leading through to a formal dining room, a kitchen/breakfast room, and a versatile additional room that can serve as a home office or fifth bedroom. One of the bedrooms and one of the bathrooms are conveniently located on the ground floor, offering flexibility for guests, multigenerational living or future-proofing. Upstairs, you'll find three further double bedrooms along with an additional bathroom, providing comfortable family accommodation. The garden sits to the front of the house and enjoys a wonderful south/west aspect, giving it a bright, warm feel throughout the day. While not entirely secluded, the grounds have a charming, almost storybook character — mature planting, winding pathways and a gentle sense of calm that enhances the setting.



Preston Park Avenue is a highly sought-after tree lined residential road running between Preston Drove and Stanford Avenue. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

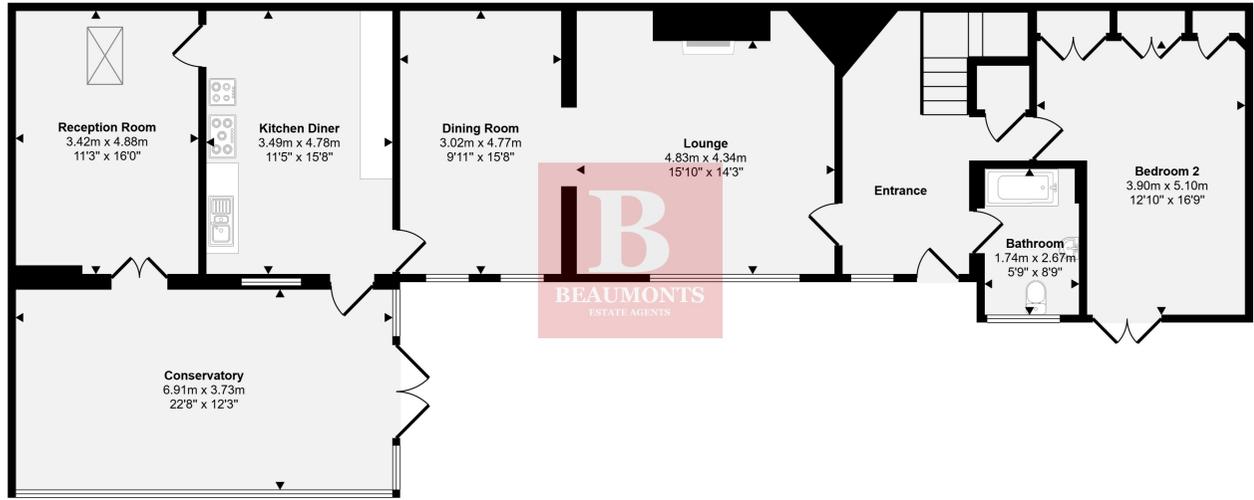
Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.3 miles
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Station Mainline	1.5 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate





Ground Floor
Approx 144 sq m / 1553 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and



First Floor
Approx 65 sq m / 701 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.