

Preston Road, Brighton, BN1 4QE

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft

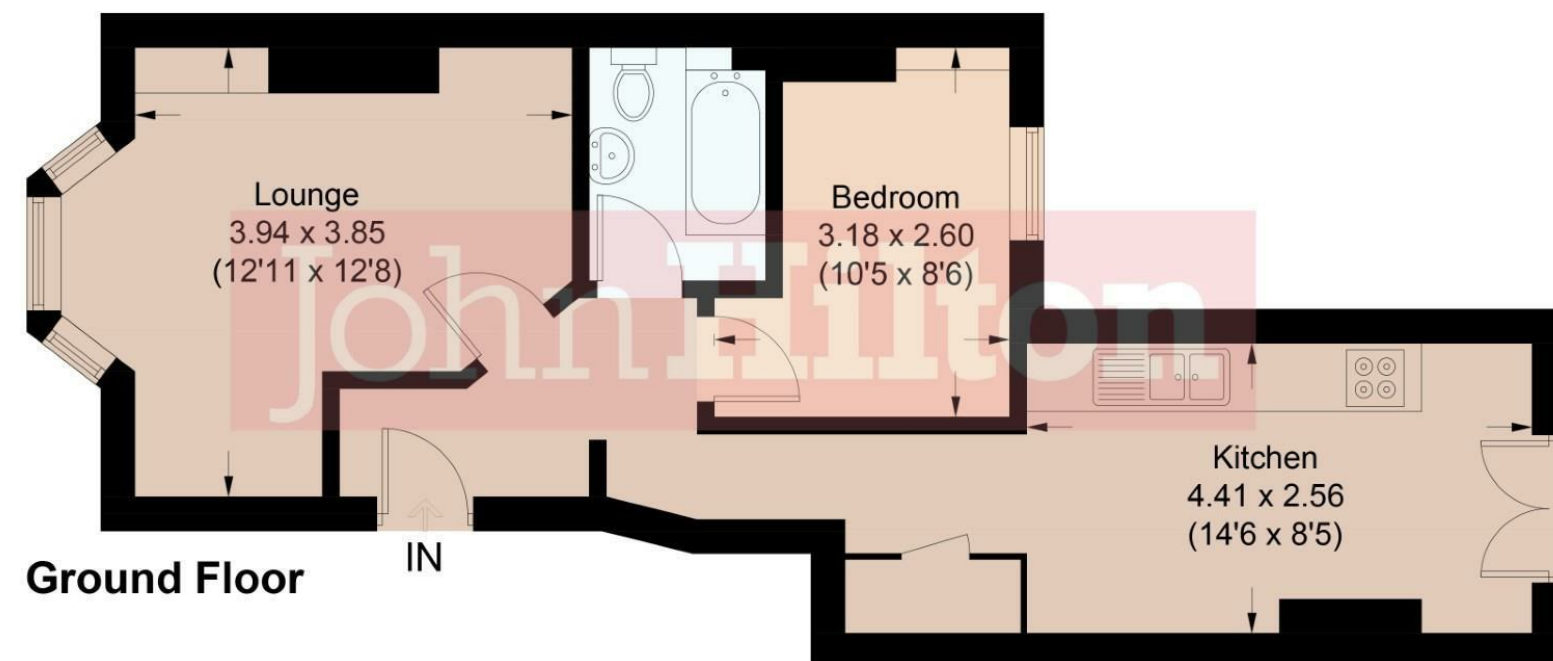


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



JohnHilton

Total Area Approx 490.00 sq ft

GFF, 47 Preston Road, Brighton, BN1 4QE

To view, contact John Hilton:
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Offers In The Region Of £250,000
Leasehold - Share of Freehold



GFF, 47 Preston Road Brighton BN1 4QE

A well-presented one-bedroom ground floor flat in a converted Victorian house, conveniently positioned on Preston Road in the heart of Brighton & Hove, being sold with SHARE OF FREEHOLD and NO ONWARD CHAIN.

The property is offered in good cosmetic order throughout with a well-designed layout, comprising a comfortable living room with a large bay window and tall ceilings, bedroom, bathroom and a large kitchen to the rear of the property with dining space and French doors leading out to its own spacious, organic, west-facing garden which enjoys sunshine throughout the day and into the evening, and has potential to put your own stamp on – a particularly attractive feature for a ground floor apartment.

Situated in a sought-after central location, the property is within walking distance of Brighton Mainline Railway Station, with direct services to Gatwick Airport and London, making it perfect for commuters, and there are excellent bus services throughout the city and beyond on your doorstep. The property is also conveniently located for access to the city centre, the North Laine district, Brighton seafront, local universities and hospitals.

The amenities of vibrant London Road are just a short walk away, including an excellent selection of independent cafés, restaurants, shops, pubs and the popular Open Market and Duke of York's cinema, as are the beautiful green open spaces of Preston Park with its tennis courts, café and historic manor house.

This property would suit first time buyers or investors, and viewings are highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Ground Floor Flat
- Victorian Conversion
- One Bedroom
- Lounge with High Ceilings
- Private West-Facing Garden
- Gas Central Heating
- Close to Preston Park & Brighton Station
- Excellent Bus Services Nearby
- Share of Freehold
- NO ONWARD CHAIN

