



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£900,000

Preston Park Avenue

Brighton, BN1 6HL

PROPERTY SUMMARY

GUIDE PRICE £900,000 - £950,000A Rare Opportunity: Elegant, Detached Family Home in Preston Park Conservation Area
Peacefully tucked away behind the grand Victorian villas of Preston Park Avenue lies this beautifully presented luxury detached family home—a rare find in such a desirable location. Completed just 17 years ago as one of only three exclusive properties within this private development, it combines modern, energy-efficient design with a sense of timeless elegance. This home offers the perfect blend of privacy, space, and convenience, making it ideal for families, professionals, and anyone seeking a sanctuary close to the city.

A Location Like No Other

Step outside your door and you're immediately immersed in the leafy calm of the Preston Park Conservation Area. Mature trees surround the home, their branches alive with birdsong, creating a tranquil setting that feels miles from the bustle-yet Brighton city centre, with its vibrant shops, restaurants, and cultural attractions, is just a short walk away. Preston Park itself lies almost on your doorstep, offering acres of open green space for morning runs, weekend picnics, or family strolls. Despite its peaceful setting, this property is superbly connected: Brighton and Preston Park stations are both within a 15-minute walk, placing

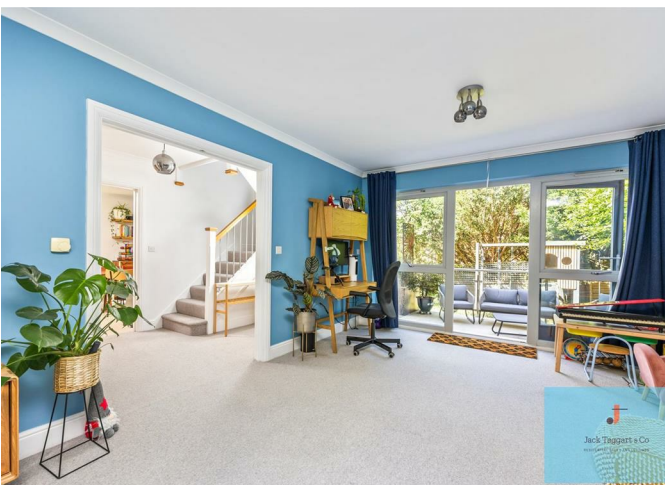
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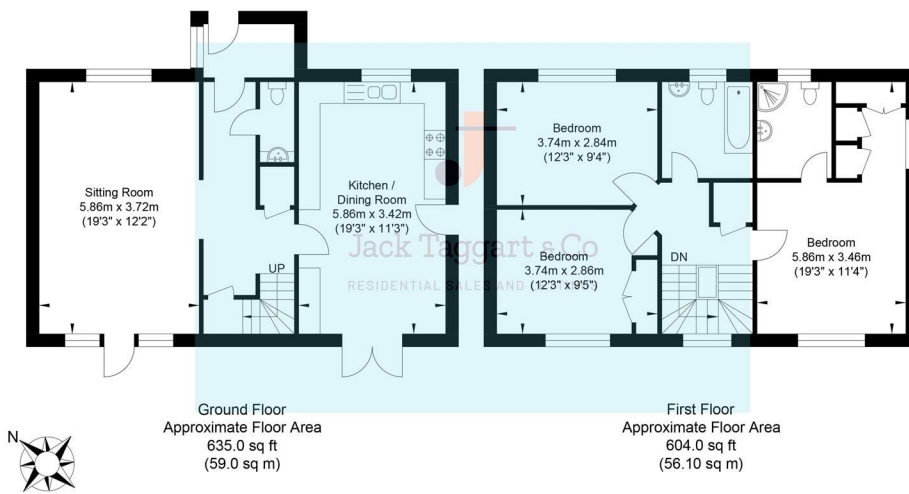
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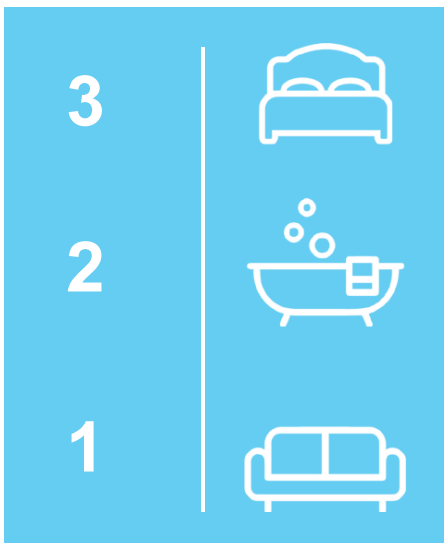




Preston Park Avenue



Approximate Gross Internal Area = 115.10 sq m / 1239.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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