



Preston Road, Brighton, BN1 6AF

£1,495 Per month



- Private rear patio
- Modern kitchen and bathroom
- Great location



- Two double bedrooms
- Open-plan living
- Useful utility room

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Summary

A modern two bedroom lower apartment with private street entrance.

Good size lounge with open plan kitchen. Two double bedrooms and modern tiled bathroom with contemporary fittings. small rear patio area. Neutral decorations and gas central heating.

The property is situated adjacent to Preston Park with its various recreational facilities. The nearby London Road and Preston Circus provide many popular pubs, bars, restaurants and coffee shops along with good shopping facilities.

Viewing Recommended.

Open Plan Lounge and Kitchen
12'5" x 13'1" (3.81 x 4)

Council Tax Band: A
EPC: C

Bedroom 1
13'8" x 8'0" (4.18 x 2.45)

Bedroom 2
9'4" x 9'11" (2.85 x 3.04)

Bathroom

Utility Room

Patio

Useful Information
Parking Zone: J

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	

