North Road, Preston Park, Brighton, BN1 6SP

fox & sons

welcome to

North Road, Preston Park, Brighton

Classic and quaint period cottage set in the heart of Preston Village Brighton. This three storey, two double bedroom cottage will be the perfect upgrade for movers looking for a freehold period home. Sold with no ongoing chain and vacant possession.

A mid-terraced cottage that offers a welcoming blend of classic character and modern comforts. The property is presented in clean condition and has been recently decorated both inside and out, boasting fitted shutters for a touch of style and privacy.

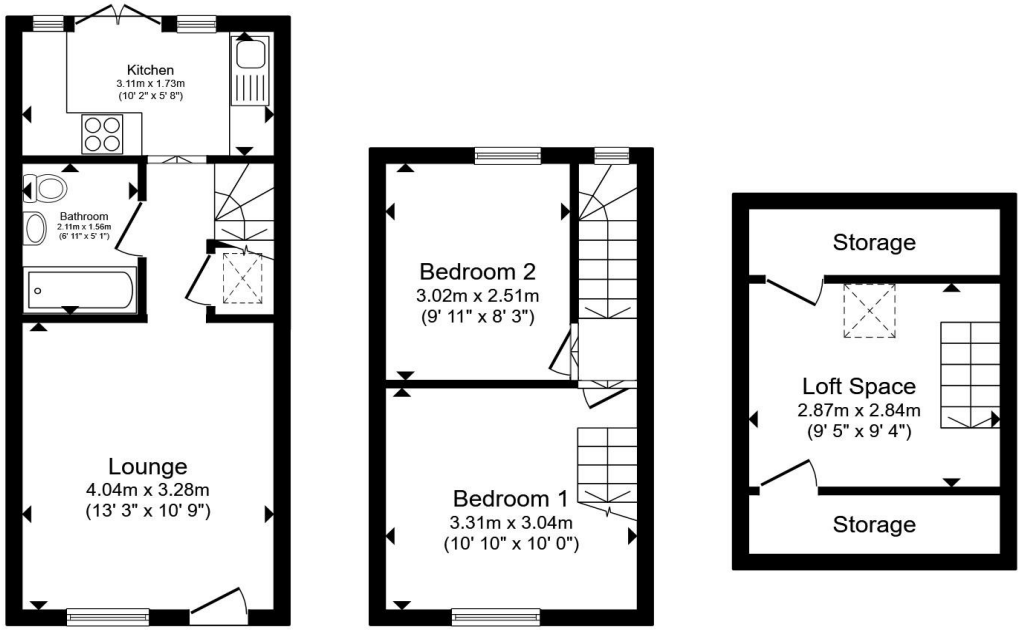
Step inside to discover two generously sized double bedrooms. There is a well-presented bathroom, and an ingenious loft room-ideal as a home study, hobby space, or additional storage-with a Velux window flooding the room with light and a ceiling height of 2.2 metres ensuring the space feels airy and usable.

The living accommodation extends outdoors to a delightful south-facing rear garden-perfect for basking in sunshine, savouring your morning coffee, or entertaining during brighter evenings. The property is sold with no onward chain

Location here is hard to beat. Preston Park train station is less than half a mile away, offering fabulous links for commuters or days out. Residents can appreciate the wealth of local activity on offer, including Fitbox- Hyrox and Pilates studios all within easy reach. Plus, with the wide green expanse of Preston Park just around the corner, there's space to recharge in nature or partake in community events.

This appealing cottage is offered with vacant possession, making it swift and hassle-free to move straight in. To truly appreciate what's on offer in this lively, well-connected corner of Brighton, arranging a viewing is highly recommended.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor** **Second Floor**

Total floor area 64.4 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Beautiful mid-terrace period cottage
- Set across three floors
- No onward chain and sold with vacant possession
- South facing rear garden with decked area
- Recently decorated externally and internally
- Useful loft which could be a study, office or hobby room
- Preston Park train station 0.3 miles

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£400,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106967

The Property Ombudsman

Property Ref:
PRP106967 - 0004

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.

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