



**Carlton House, Preston Road, Brighton, BN1 6SE**

**welcome to**

**Carlton House, Preston Road, Brighton**

Bright, chain-free ground-floor flat in a period building near Preston Park and the station. Features high ceilings, bay-fronted living room, separate kitchen, double bedroom and good storage. Includes an allocated parking space and is ready to move into.



## GUIDE PRICE £230,000-£250,000

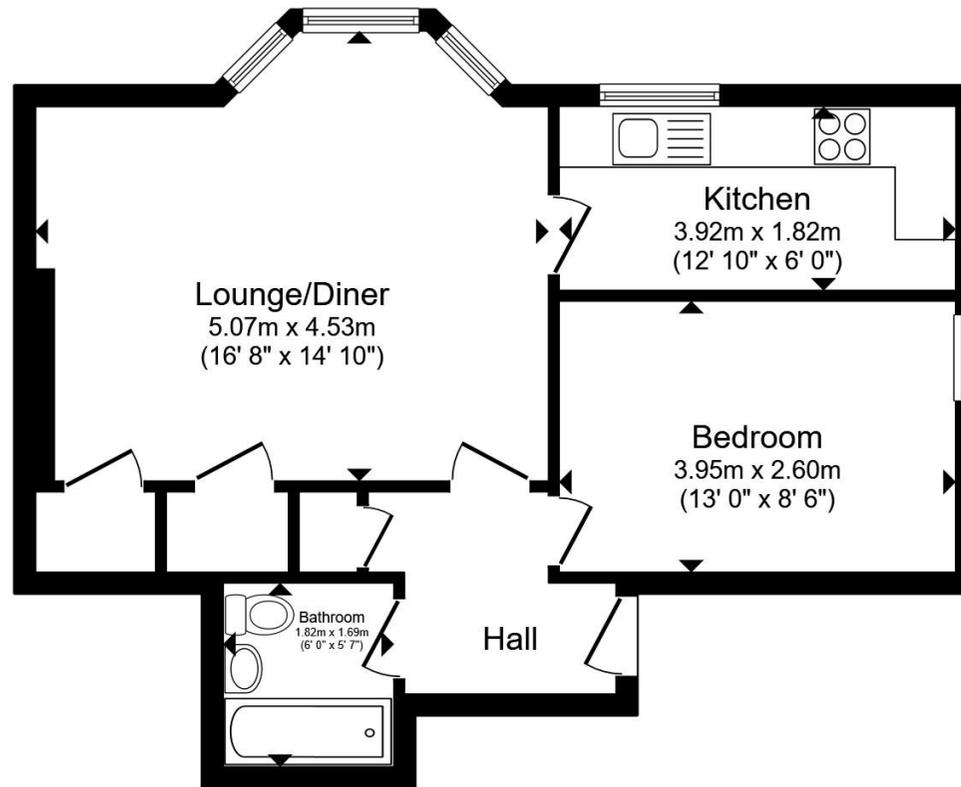
Set within a distinguished period building in the highly sought-after Preston Park Conservation Area, this bright and generously proportioned ground-floor apartment offers an exceptional opportunity for refined city living.

Just moments from the open green spaces of Preston Park and within easy walking distance of Preston Park Station, the property enjoys superb connectivity alongside an excellent selection of local shops, cafés, and pubs.

Beautifully presented and offered to the market chain-free, the flat is ready for immediate occupation—ideal for first-time buyers, downsizers, or investors. With a neutral finish, it provides an inviting blank canvas to personalise.

Inside, the property boasts high ceilings, a large bay-fronted reception room, abundant natural light, and a separate well-planned kitchen. The double bedroom is peaceful and well-proportioned, while the bathroom is clean and functional, with scope to update to taste. Ample built-in storage further enhances day-to-day convenience.

A rare advantage in this prime location, the property also benefits from an allocated parking space, making it a truly standout offering.



Total floor area 49.2 m<sup>2</sup> (530 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](http://www.propertybox.io)

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- GUIDE PRICE £230,000-£250,000
- CHAIN FREE
- DOUBLE BEDROOM
- ALLOCATED PARKING
- LOUNGE WITH BAY WINDOW
- SEPARATE KITCHEN
- 117 YEARS REMAINING ON LEASE
- CLOSE TO PRESTON PARK AND THE TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 158 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000-£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106689](https://fox-and-sons.co.uk/Property/PRP106689)



Property Ref:  
PRP106689 - 0003

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