



**Preston Drive, Brighton, BN1 6LA**

**welcome to**

**Preston Drove, Brighton**

Elegant ground floor one-bed on sought-after Preston Drove overlooking Preston Park. Impressive period features, high ceilings, sash windows & fireplaces. Spacious living room, modern kitchen & bathroom. Moments from train station, cafés & city centre. Ideal first home or investment.

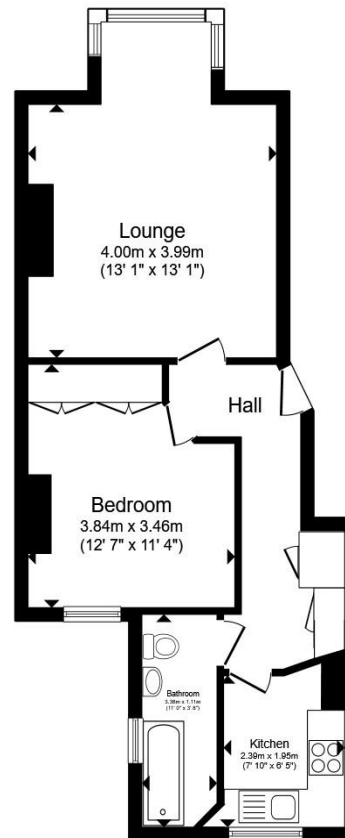


A beautifully presented one-bedroom ground floor apartment set within an attractive period building on the highly regarded Preston Drive, overlooking the open greenery of Preston Park. Occupying a prime central position just moments from Preston Circus, the property is ideally placed for an array of independent cafés, restaurants and local amenities, while Brighton and London Road mainline stations are both within easy walking distance, offering excellent commuter links.

Approached via a charming tiled pathway and steps, the apartment immediately impresses upon entry with a generous hallway leading through to a striking reception room. This elegant living space is bathed in natural light, enhanced by high ceilings and large sash windows framing uninterrupted park views. A feature Victorian fireplace adds a refined focal point, complemented by a stylish contemporary finish throughout.

The double bedroom is equally well-proportioned, retaining period character with a further fireplace and high ceilings, creating a calm and inviting retreat. The kitchen is smartly appointed with integrated appliances and a modern aesthetic, while the bathroom is well-equipped with a bath and overhead shower, wash basin and WC.

The property further benefits from gas central heating, useful storage throughout, and above all, exceptional views across Preston Park — making this a superb first purchase or investment in one of Brighton's most desirable locations.



Total floor area 47.5 m<sup>2</sup> (512 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)

## welcome to Preston Drove, Brighton

- GROUND FLOOR CHARACTER FLAT
- CHAIN FREE
- BRIGHT & AIRY LOUNGE WITH FEATURE FIREPLACE & BAY WINDOW
- CONTEMPORARY SEPARATE KITCHEN
- DOUBLE BEDROOM WITH HIGH CEILINGS
- STYLISH BATHROOM SUITE
- VIEWS OVER PRESTON PARK
- WITHIN WALKING DISTANCE TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1355.50

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106902](https://fox-and-sons.co.uk/Property/PRP106902)



Property Ref:  
PRP106902 - 0003

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