



Grantham Road, Brighton, BN1 6EE

welcome to

Grantham Road, Brighton

Welcome to this beautifully presented lower ground floor apartment, situated in the highly sought-after area of Preston Park. Perfectly positioned for both city living and leisure pursuits, this residence offers an excellent opportunity to live in one of Brighton's most vibrant neighbourhoods.

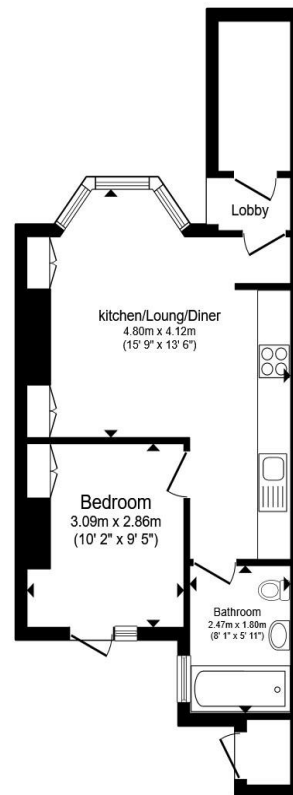


Stepping inside, discover a generous 442 sq ft of stylish living space finished to an exceptional standard. The heart of the property features a modern open plan living area with elegant wooden floors, ideal for relaxing or entertaining. The newly renovated bathroom showcases contemporary fittings, creating a fresh and inviting space. The spacious double bedroom offers a peaceful retreat, benefitting from tranquil décor and ample natural light.

Outside, a private rear patio awaits—perfect for a morning coffee, providing a rare spot of seclusion in such a central location. Enjoy the added benefit of a share of freehold, ensuring extra peace of mind and long-term value.

Nestled on the doorstep of Preston Park residents are spoilt for choice with nearby amenities. Explore the vibrant array of independent cafes, restaurants, and the ever-popular Florence Road Market. Enjoy the lush green spaces of Preston Park—complete with tennis courts and regular community events—just moments away. With London Road train station within easy reach, commuters will find fast links to the city and beyond, while the lively Fiveways area offers a wealth of local shops and café culture.

Properties of this standard in such a convenient and dynamic location are rarely available. Arrange your viewing today and experience first-hand the lifestyle this wonderful apartment has to offer.



Total floor area 41.0 m² (442 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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- SHARE OF FREEHOLD LOWER GROUND FLOOR FLAT
- PRIVATE OUTSIDE SPACE
- READY TO MOVE IN AND TURN KEY FINISH
- HIGH END OPEN PLAN LIVING
- PRIVATE FRONT ENTRANCE
- PRESTON PARK AND FIVEWAYS AREA ARE A SHORT WALK AWAY
- LONDON RODA TRAIN STATION IS NEARBY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106931



Property Ref:
PRP106931 - 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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