



8 Preston Park Avenue, Brighton, BN1 6HJ

£260,000 Leasehold

A CHARMING & WELL PRESENTED one bedroom first floor flat, situated in a BEAUTIFUL red brick VICTORIAN building on a sought-after TREE-LINED STREET opposite the popular PRESTON PARK. This flat has many features including a SPACIOUS & BRIGHT lounge that has double doors leading onto a BALCONY that offers pretty VIEWS of the park, UNDER FLOOR HEATING and NO ONWARD CHAIN. Energy Rating C73

Entrance Hall

Coat hooks, entry phone, storage cupboard housing 'Worcester' combi-boiler.

Kitchen

Range of wall and base units with rolled edge work surfaces over, inset stainless steel sink unit & drainer, cooker, washing machine, refrigerator and freezer., part-tiled walls.

Bathroom

White suite comprising wood panelled bath with shower over & shower screen, pedestal wash-hand basin, low level WC. Extractor fan.

Bedroom

Double glazed window to front, 2 x built-in wardrobes, wall-mounted thermostat for under floor heating

Lounge

Double glazed window to front, double doors to balcony, wall mounted control for under floor heating, 2 x storage cupboards.

Balcony

Views of Preston Park.

Parking Zone J

All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

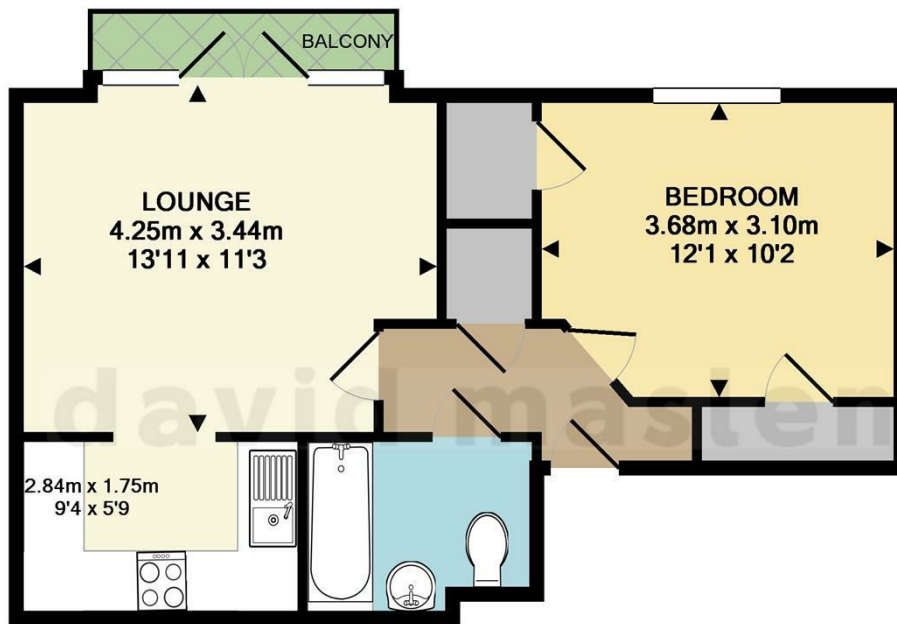
Total Approx. Floor Area

41 sq.m (442 sq.ft)

WHAT THE OWNER SAYS:

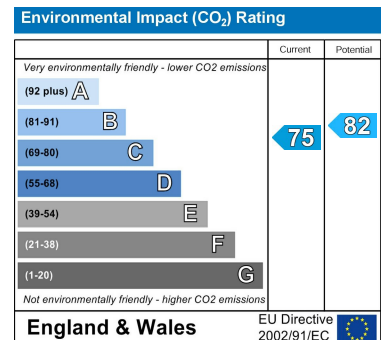
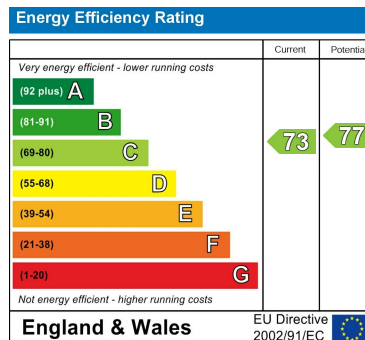
"I previously lived at this lovely flat in Preston Park Avenue and I loved the convenience of being able to walk into the centre of Brighton, the wonderful view over Preston Park and hearing the birdsong on my way to and from work."





TOTAL APPROX. FLOOR AREA 41.0 SQ.M. (442 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



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