

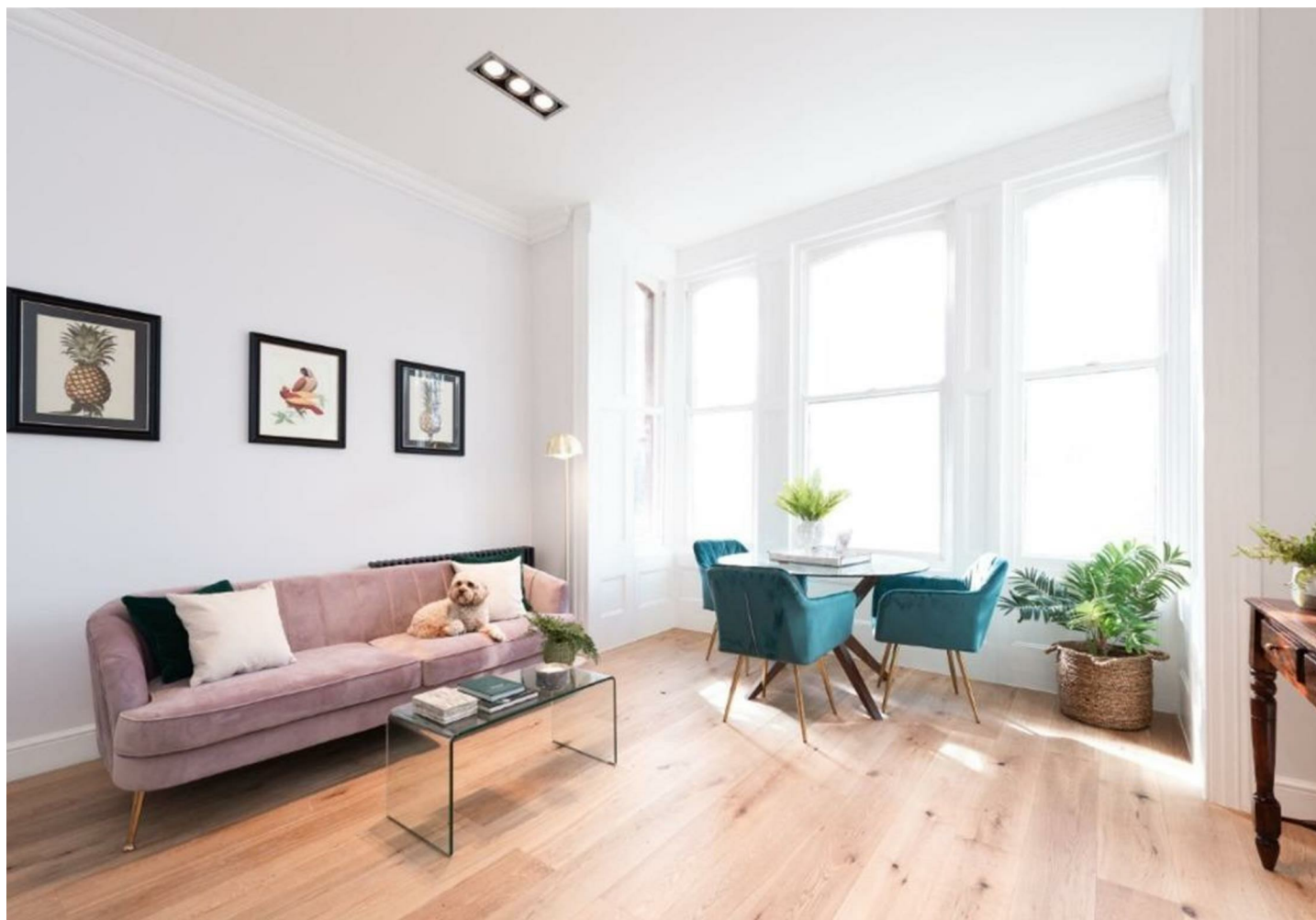


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Your Sussex Property Expert



Preston Mansions, Preston Park Avenue, Brighton, BN1 6HG



Prices From £565,000

2 2 1 1 TBC

- A New Development Of 6 Converted Apartments
- Overlooking Preston Park In Central Brighton
- Luxurious Bathrooms And En-Suites
- Designer Shaker Style Kitchens With Neff Appliances
- Sold With A Share Of The Freehold

- Two Double Bedrooms, Master With Fitted Wardrobes
- Renovated Whilst Retaining Period Features
- Spacious South Westerly Living Areas
- Each With A Balcony Or Patio Garden
- A 10 Year Professional Consultants Certificate



The Property

Dating back to circa 1870, 34 Preston Park Avenue is a handsome double fronted villa. Once a substantial family home, it has been extensively renovated and converted into picturesque apartments.

The spacious living area's each have a South Westerly aspect, with oversized ceilings and lovingly restored bay sash windows lighting the open plan living space and offering views over Preston Park. First & second floor apartments also benefit from a south westerly balcony overlooking the park.

The designer Shaker style kitchen in dusky dark blue with brass handles and under cabinet lighting features composite stone worktops and splash backs; breakfast bar; boiling water tap; and integrated Neff appliances including oven, induction hob and extractor, fridge, slimline dishwasher, washer dryer, and a wine cooler to selected apartments. There is oak engineered flooring and L.E.D. downlighting to the living area and some apartments proudly display a restored feature fire place with tiled hearth, and ceiling coving.

Both the bathroom and en-suite shower rooms exude spa-like qualities with exquisite marble effect stone floor tiles, continuing part-way up the captivating dark green painted walls. There is brushed brass brassware including rainwater showerhead and hand shower apparatus, matt black heated towel rails, shaver point, extractor fan, and a window in each. The bathrooms feature wall hung mirrors with complementing art deco style wall lights, whilst the en-suites house

illuminating mirrors. Most apartments feature a his and hers sink in the main bathroom.

The master bedrooms continue to make the most of the wonderfully high 3m ceilings, boasting full height fitted wardrobes, with a pull down rail and internal lighting. The ground floor apartments benefit from oversized doors leading to the easterly patio garden. The apartments have been decorated in Farrow and Ball colour palette, with brushed brass ironmongery throughout, heritage panel doors, and woven neutral carpets to the bedrooms. There are period style electric radiators, a video phone entry system, cycle storage, and the apartments are sold with a share of the freehold and 10 year Professional Consultant's Certificate

The Location

Preston Mansions is located on Preston Park Avenue, directly opposite Preston Park, with its beautiful rose garden, lush green open areas, children's play park, tennis courts and The Rockery Garden. This is one of Brighton's biggest parks, which was once part of the historic Preston Manor Estate. Local amenities to the development include Preston Village and Fiveways with pubs, post office, supermarket and local eateries. It is also a great commuter location with Brighton Mainline Train Station and Preston Park Stations approx 0.5 miles away. Further offering convenient access for the A23 and A27 network and bus services towards the seafront and Brighton city centre with its mix of restaurants, shopping facilities, cafes and theatres.



T: 01273 688881

Floor Plan



TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)
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Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Tenure Leasehold - Share of Freehold
Service Charge TBC
Council Tax Band TBC

Please note the images are taken from the ground floor show home. The layouts will vary slightly throughout the development.

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0388
E enquiries@tlo.co.uk

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