

SOLD STC



Preston Mansions, Brighton
Asking Price Of £475,000


MARTIN&CO

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- 2 DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- BALCONY
- FULLY FITTED KITCHEN
- BATHROOM AND ENSUITE SHOWER ROOM

****GROUND FLOOR FLAT OPPOSITE PRESTON PARK**** A opportunity to live in a very popular area in the well known Golden triangle in Preston Park, opposite the park with all its sporting attractions and landscaped

AVAILABLE FOR VIEWINGS THROUGH VIRTUAL TOUR AND INTERNAL INSPECTION - A rare opportunity to purchase an well presented apartment in a prestige location opposite the popular Preston Park in Brighton with its gardens, green areas with trees and sporting attractions. Situated in easy reach of all train and bus travel links throughout the city and beyond, local schools and local shops on London road and the famous Brighton Market.


These beautifully designed apartments are built for modern living with spacious and airy living room with balcony overlooking towards Preston Park and fully fitted kitchen and bathroom, large master bedroom with built in wardrobes and fitted shower room, 2nd bedroom with fitted wardrobe

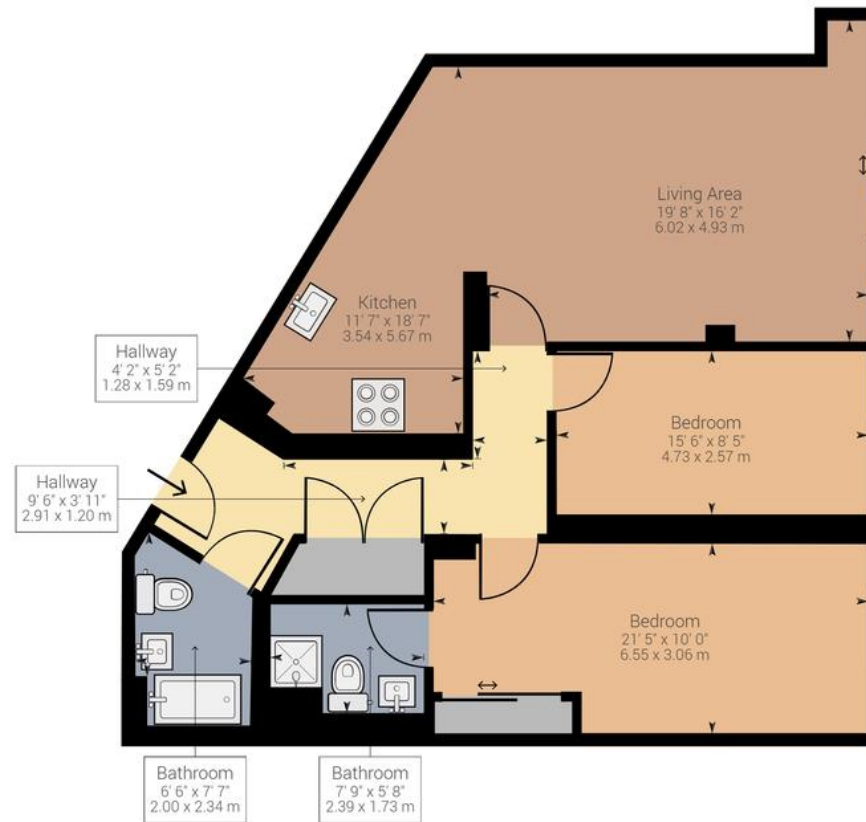


and easily accessed by L- shaped entrance hallway.

The owner informs us that the property has a long lease and service charges which include water and insurance is around £2,600 yearly. Please check with your solicitor as yearly charges are always subject to change. Virtual tour available and internal viewings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	83
(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 	



Approximate net internal area: 998.5 ft² / 92.76 m²

Martin & Co Brighton

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.