



1a, Lauriston Road, Preston Park, Brighton BN1 6SA

**Spencer
& Leigh**

1a, Lauriston Road,
Preston Park, Brighton BN1 6SA

£1,195 PCM -

- Contemporary converted maisonette
- Two double bedrooms with en-suite facilities
- Impressive open plan lounge
- Private patio garden
- Private street entrance
- High specification throughout
- Secure bike storage area
- Available immediately, unfurnished
- Viewing strongly advised
- Popular park location near station

Spanning the ground and lower ground floor of this beautiful period building, this two bedroom maisonette has it's own secluded private garden. Upon entering via the private entrance you are greeted by an entrance hall in turn leading to the master bedroom and bedroom 2, both of which have en-suite facilities. Stairs lead down to an impressive open plan lounge and kitchen, with high gloss units, benefiting from integrated appliances and a separate utility room. Available for immediate let, on a short or long term basis, the property benefits from modern electric heating, high ceilings and has been decorated to the highest standards. Outside is an enclosed terraced garden with own entrance and separate communal bike storage area with secure access. The use of a garage located to the side of the property is negotiable as part of the tenancy. The location is particularly sought after, being within walking distance of Preston Park along with its mainline railway station, local bars, coffee shops and restaurants. Internal viewing is highly recommended. EPC Rating: D



Entrance hallway

Open plan living area
30'3 x 17'8

Utility room
7'2 x 5'8

Stairs rising to

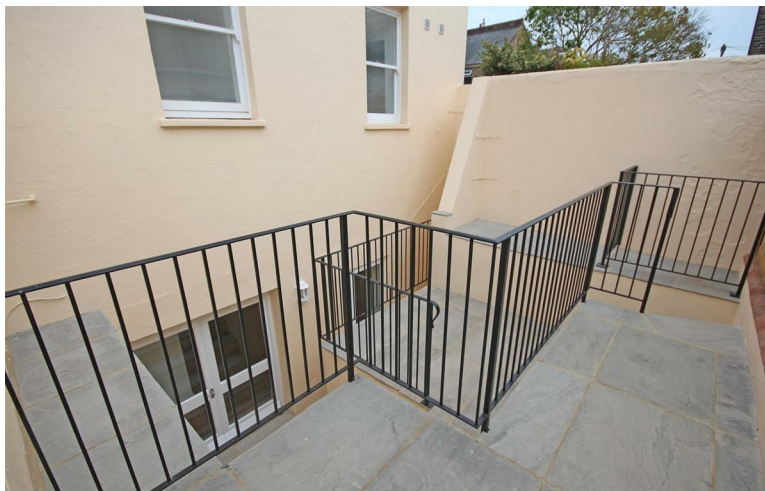
First floor landing

Bedroom
12'2 x 11'8

En-suite
9'3 x 5'8

Bedroom
11'3 x 9'4

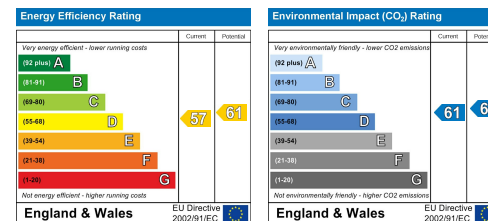
Shower room



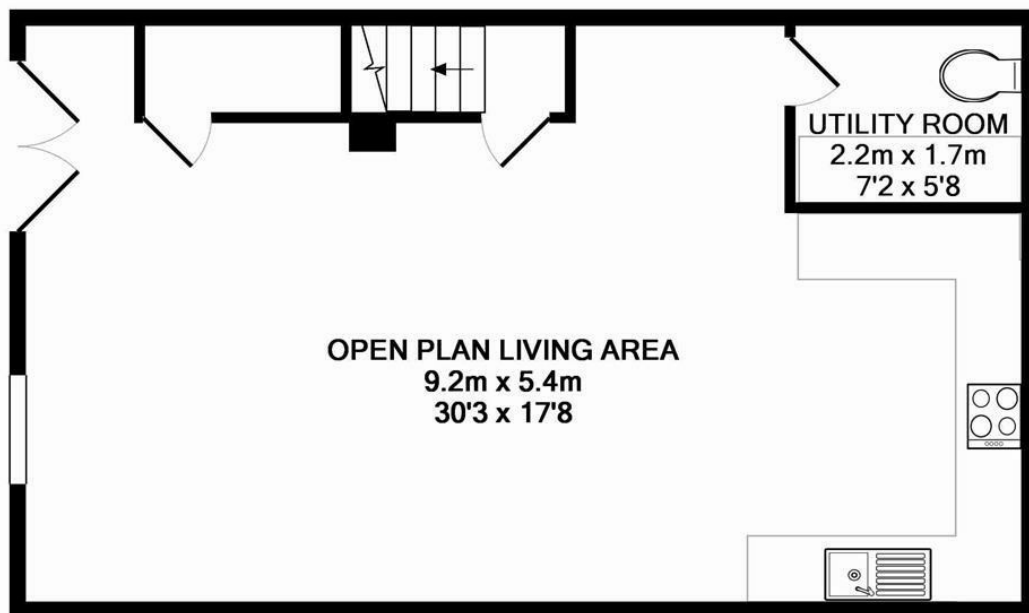
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

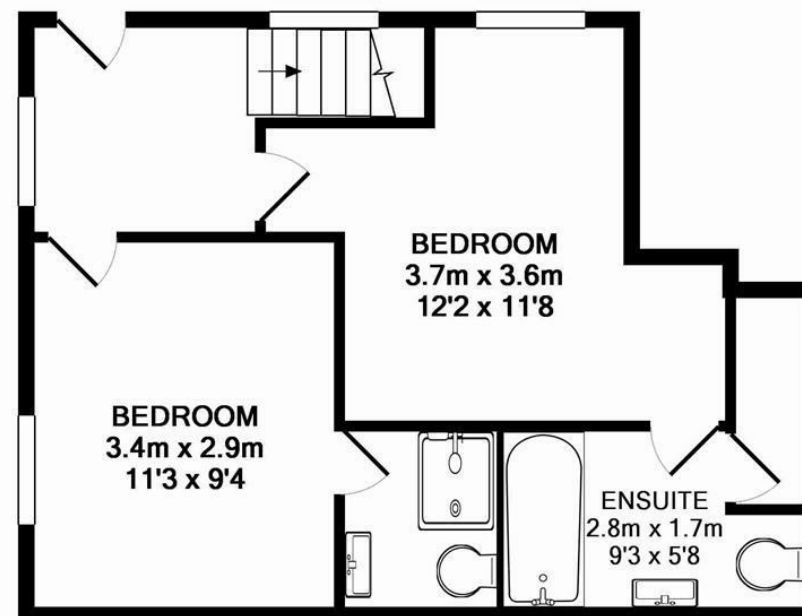
w: www.spencerandleigh.co.uk



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BASEMENT LEVEL
APPROX. FLOOR
AREA 49.5 SQ.M.
(533 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(377 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.5 SQ.M. (910 SQ.FT.)

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