



Spencer  
& Leigh

Mission Hall, 5 Braybon Yard, Lauriston Road, Preston Village, Brighton BN1 6AY



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Preston Village, Brighton BN1 6AY

Price £425,000 - Freehold

- End of terrace cottage
- New modern interior
- New grey fitted kitchen with appliances
- Open plan living room kitchen
- Ground floor cloakroom
- Two first floor bedrooms
- New white bathroom suite/WC
- Courtyard garden
- Double glazing & gas central heating
- Viewing highly recommended

Offered for sale with no ongoing chain is this stunning contemporary styled home, set within the Heart of the picturesque and popular Preston Village. WE LOVE the fresh white interior and neutral floor coverings which have been newly installed throughout. Using your own private front door, you are greeted with a stunning open plan kitchen living room, having a bright dual aspect with large, full height patio doors which overlook a courtyard garden. There is a modern fitted kitchen with integrated appliances as well as a ground floor cloakroom with a new white suite. On the first floor there are two bedrooms of good size and a separate bathroom/WC with a new white modern suite. The property features new double glazing, new heating system and new electrical installation making it an ideal purchase and ready for immediate occupation. Private parking is available to purchase for an additional £10,000 in a secure gated environment to the side of the property with access from Lauriston Road. Viewing highly recommended.



Preston Village is a historic area of Brighton and Hove north of the centre. Originally a village in its own right, it was eventually absorbed into Brighton with the development of the farmland owned by the local Stanford family. Preston Village enjoys the availability of many local amenities including Preston Park mainline station is nearby as are local shops, sought after schools and bus routes in and out of the city.



Entrance hall

Kitchen  
9'10 x 7'10

Lounge/dining room  
14'1 x 13'5

Dining area  
8'7 x 7'4

Ground floor cloakroom/WC

Stairs rising to first floor

First floor landing

Bedroom  
13'10 x 11'9

Bedroom  
9'10 x 6'8

Bathroom

OUTSIDE

Gated courtyard garden

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](http://www.spencerandleigh.co.uk)



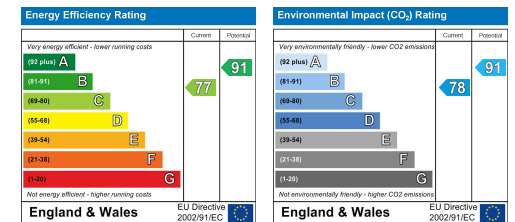
Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

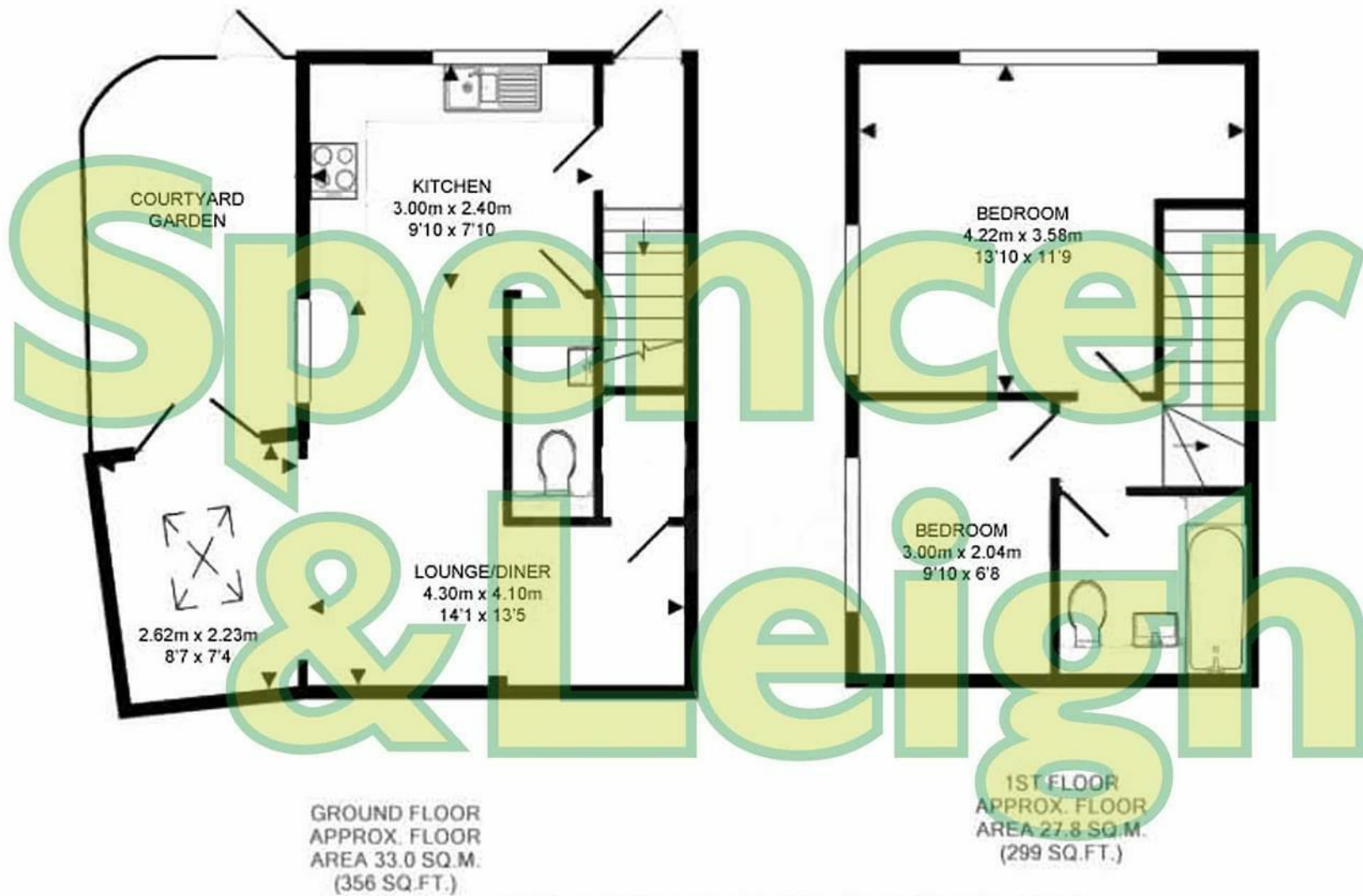
Turn right onto Lauriston Road

Destination will be on the left



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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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