



Lauriston Road, Brighton, BN1 6SN

welcome to

Lauriston Road, Brighton

Preston Village perfection. This elegant two-bedroom garden apartment offers 730 sq ft of beautifully presented accommodation, soaring ceilings and a stunning south-facing private garden. Moments from Preston Park Station, green open spaces, coffee shops and local amenities.



Situated in the desirable Preston Village area of Brighton, this well-presented ground floor garden flat offers the perfect combination of stylish living and convenience. Boasting an impressive 730 sq ft of thoughtfully laid out space, the property features high ceilings that create an airy, light-filled atmosphere throughout.

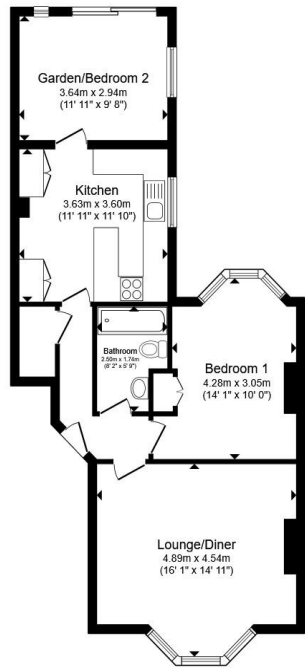
The flat comprises two generously sized bedrooms and a contemporary bathroom, ideal for those seeking comfort and functionality. The modern kitchen comes equipped with a practical breakfast bar, making it an inviting space for morning coffees or relaxed evening meals.

A standout feature of this home is the beautifully maintained, south-facing private garden-an oasis of greenery where you can unwind, entertain guests, or enjoy al fresco dining in a tranquil setting. The garden's mature landscaping ensures privacy and year-round appeal, making it a true extension of the living space.

Located just moments from Preston Park train station, the property offers excellent links to London, perfect for commuters or frequent travellers. A range of local amenities are at your doorstep, including Sainsbury's for everyday essentials, the popular Hyrox gym for fitness enthusiasts, charming local pubs, and the wide open spaces of Preston Park itself-ideal for recreation and leisure.

This ground floor garden flat is a wonderful opportunity for those looking to downsize or seeking an elegant, low-maintenance home in a vibrant neighbourhood.

Agent Note - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 68.6 m² (738 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- SHARE OF FREEHOLD - GROUND FLOOR FLAT
- SOUTH FACING PRIVATE REAR GARDEN
- SOLD WITH NO ONWARD CHAIN
- NEW 999 YEAR LEASE TO BE GRANTED ON COMPLETION
- LARGE KITCHEN BREAKFAST ROOM PERFECT FOR ENTERTAINING
- PRESTON PARK TRAIN STATION CLOSE BY WITH BUS ROUTES IN AND OUT OF THE CITY
- HYROX GYM AND PILATES STUDIO ONE ROAD AWAY
- HIGH CEILINGS AND CHARACTER FEATURES

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 365.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106970



Property Ref:
PRP106970 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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