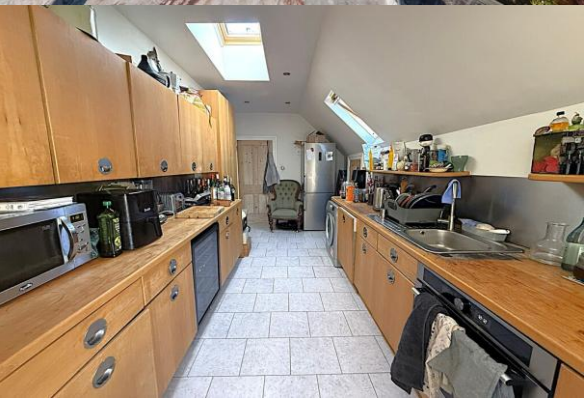
PHILLIPS & STILL







Preston Park Avenue, Brighton, BN1 6HL

Asking Price of £425,000

- An Incredibly Spacious 1300 sq.ft. Top Floor Manor Conversion
- Two En-Suite Bath / Shower Rooms
- Two Double Bedrooms
- Huge Amount Of Built-In Storage
- 25ft South Facing Lounge / Diner With Stunning Views Over Preston Park
- Highly Sought After Preston Park Location
- Separate 20ft Kitchen
- Walking Distance Of London Road, Preston Park & Brighton Stations







Property Description

Measuring just under 1300 sq.ft., this substantial top floor manor conversion offers spacious, bright and extremely peaceful living accommodation. The different levels and incredible floor space make this flat feel very much like a house with no worries of noisy upstairs neighbours.

Every room is accessible from the entrance hall with accommodation comprising of a wonderful 20ft separate kitchen with space for a table & chairs and the spectacular dual aspect South facing 25ft lounge / diner with absolutely stunning views that you won't quite believe until you see them! You are completely spoiled for space in here with plenty of room for both lounge and dining furniture as well as a home office or two.

Both double bedrooms have extensive built-in wardrobes and en suite bath / shower rooms. The property features an incredible amount of built-in storage throughout which is usually so scarce in flats. It is a home that will appeal to all buyers from first time buyers to upsizers alike and would also be a fantastic buy to let investment or part-time holiday abode.

Preston Park Avenue is a much sought after address where you'll find Preston Park itself which this huge flat has beautiful views over. Preston Park, London Road and Brighton mainline railway stations are all within walking distance making this address ideal for commuters, and the A23/27 are easily accessible by car. And for families some of the best local schools catering to all ages are within close proximity too!








Accommodation

<u>TOP FLOOR</u>

ENTRANCE HALL

BEDROOM TWO
13' 4" x 10' 6" (4.06m x 3.2m)
With built-in wardrobes and storage

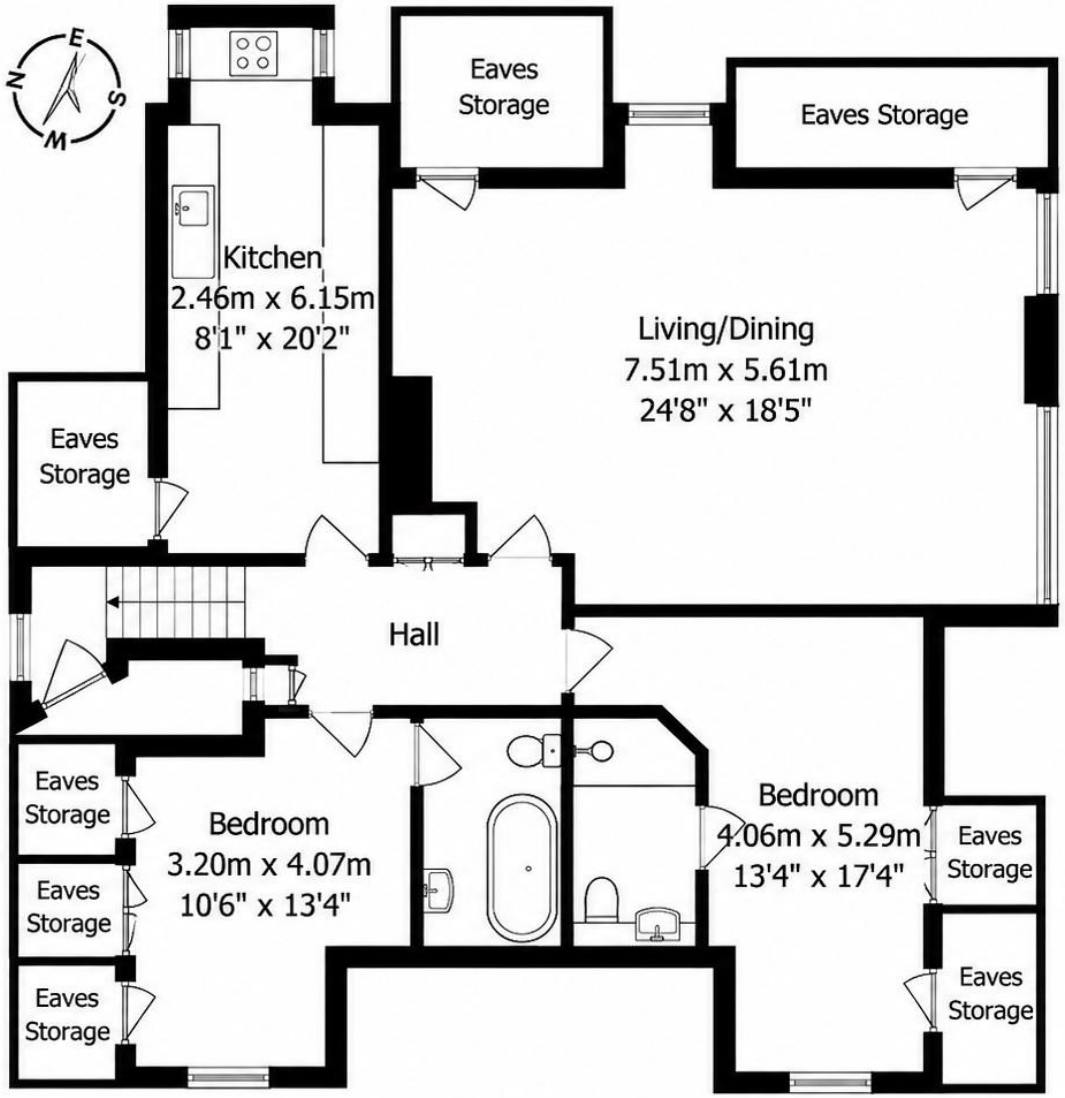
EN SUITE BATHROOM

BEDROOM ONE
17' 4" x 13' 4" (5.28m x 4.06m)
With built-in wardrobes and storage

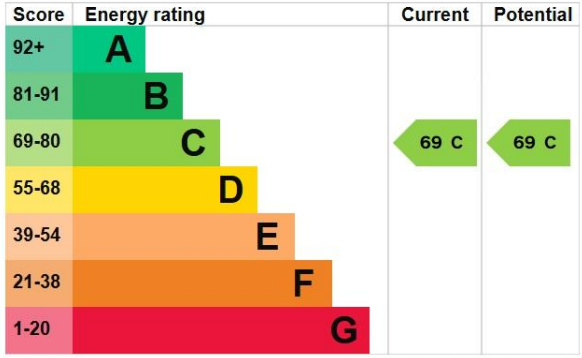
EN SUITE SHOWER ROOM

25FT SOUTH FACING LOUNGE / DINER
24' 8" x 18' 5" (7.52m x 5.61m)
With spectacular views and built-in storage

SEPARATE 20FT KITCHEN
20' 2" x 8' 1" (6.15m x 2.46m)
With a large built-in storage cupboard



Approximate gross internal floor area 119.5 sq m/ 1286 sq ft



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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