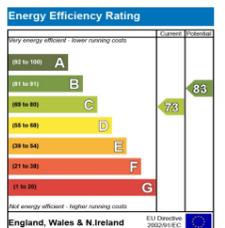
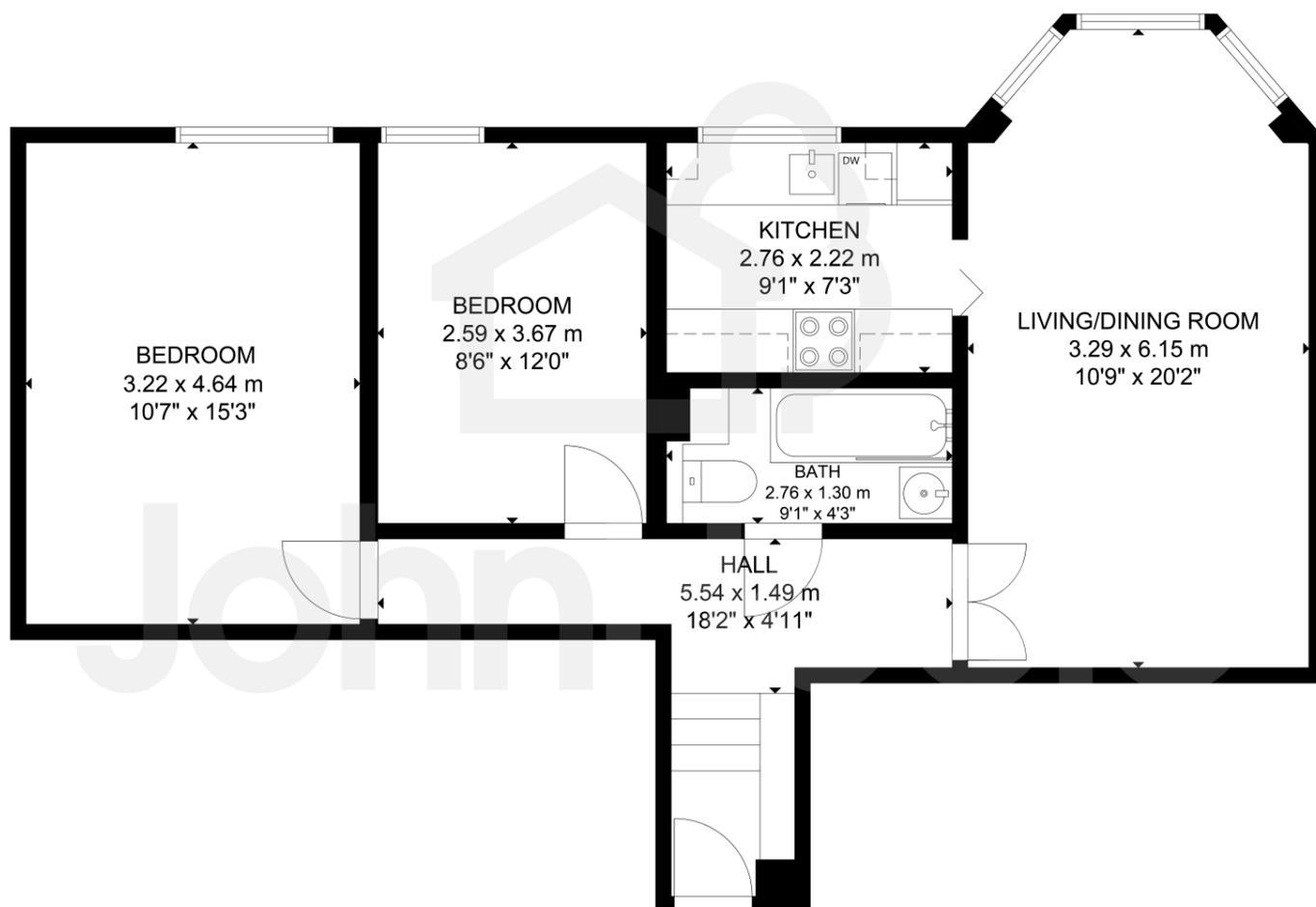




Preston Park Avenue, Brighton, BN1 6HL

£332,500



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 65 m²/701 sq ft
FLOOR 1: 65 m²/701 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





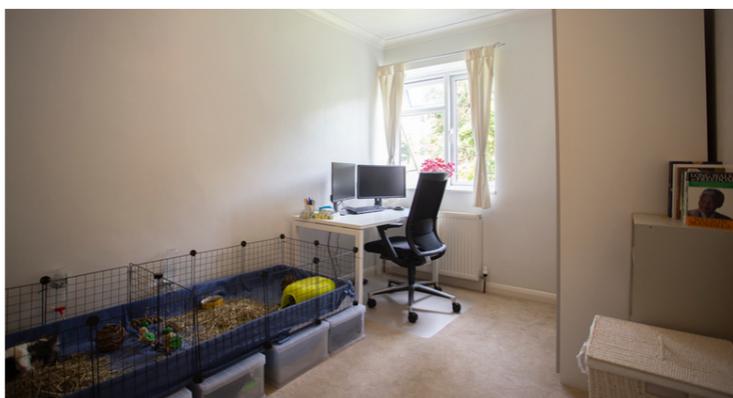
John Hoole Estate Agents offer this exceptional first floor apartment to the market.

Well-positioned in the ever coveted Golden Triangle area, this first floor apartment is tastefully decorated and neutral throughout. The property enjoys a good sized lounge, a separate modern fitted kitchen and two double bedrooms. There is a family bathroom with a white suite and a good level of storage space is provided.

Just a few metres from the green open spaces of the famous Preston Park, Blakers Park and Hollingbury Park and Woods, this home is conveniently located for commuters with easy access to Preston Park mainline station, London Road and the A27/A23, all of which have easy commuter links in and out of the City and up to London.

There are numerous shops, cafes, shopping facilities and restaurants locally, as well as a variety of recreational activities such as Preston Park tennis and velodrome cycling facilities as well as several golf courses nearby. The breath-taking vistas and walks of the South Downs are also within easy reach.

This SHARE OF FREEHOLD apartment is part of a well-maintained converted period building, and enjoys a sunny easterly aspect making for light-filled rooms throughout the day.



- SHARE OF FREEHOLD
- Two double bedrooms
- Separate fully fitted kitchen
- Double glazing throughout
- GCH, recently installed boiler
- Excellent decorative order throughout
- Pets by permission, but no dogs allowed
- Tree lined avenue next to Preston Park
- Easy access to London & Gatwick