



44 Preston Grange, Grange Close, Brighton, BN1 6BH

**Spencer
& Leigh**

44 Preston Grange, Grange Close, Brighton, BN1 6BH

£1,695 Per Month -

- Spacious two bedroom refurbished apartment
- Private balcony with panoramic views
- Located on the 8th floor
- Modern fitted kitchen with integrated appliances
- Brand new white bathroom suite (to be installed shortly)
- Allocated undercover parking space
- Available from mid July, unfurnished
- GCH, double glazed windows & resident caretaker
- Newly fitted carpets & freshly decorated interior
- Covered bike storage & superfast broadband

This wonderfully bright and spacious two-bedroom apartment is set on the upper floors of the highly sought-after Preston Grange block, perfectly positioned opposite Preston Park, and just a short stroll from the mainline train station, the City centre and local shops in Preston Village and Fiveways.

Set within this well-maintained purpose-built block, this home offers a bright and modern environment, a welcoming entrance hall with its built in storage cupboards, generous proportions, two comfortable double bedrooms with integrated blinds, a large dual aspect dining and reception room, and a bathroom. The apartment has been completely renovated and redecorated, with new carpets and flooring throughout, a completely new bathroom suite with cohesive color palette to blend with the style of the property. The private south facing balcony off the living room offers stunning views over the City and is an incredible added value to this flat. In addition to gas fired central heating, double glazed windows and a security door entry system, the apartment boasts access to superfast fibre broadband. Preston Grange itself has a resident caretaker and a covered bike storage facility.

It also comes with an allocated covered parking space, and is ready to move in from mid- July on an unfurnished basis.

This beautifully renovated apartment is expected to experience exceptionally high demand due to its prime location, so internal viewing is highly recommended.

COUNCIL TAX BAND : - B



Preston Grange is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries nearby.



Entrance hall

Living room
16'10 x 15'1

Kitchen
9' x 8'5

Bedroom one
13'11 x 11'1

Bedroom two
11'8 x 9'2

Bathroom
6'4 x 5'9

Balcony

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: Communal parking

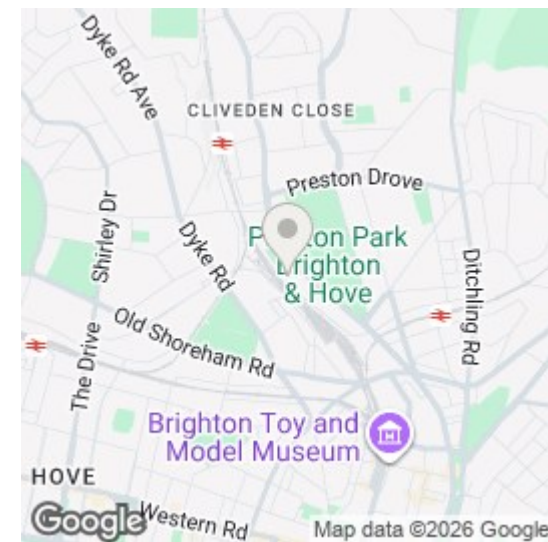
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast
1800 Mbps

Mobile: Good coverage (OFCOM checker)

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

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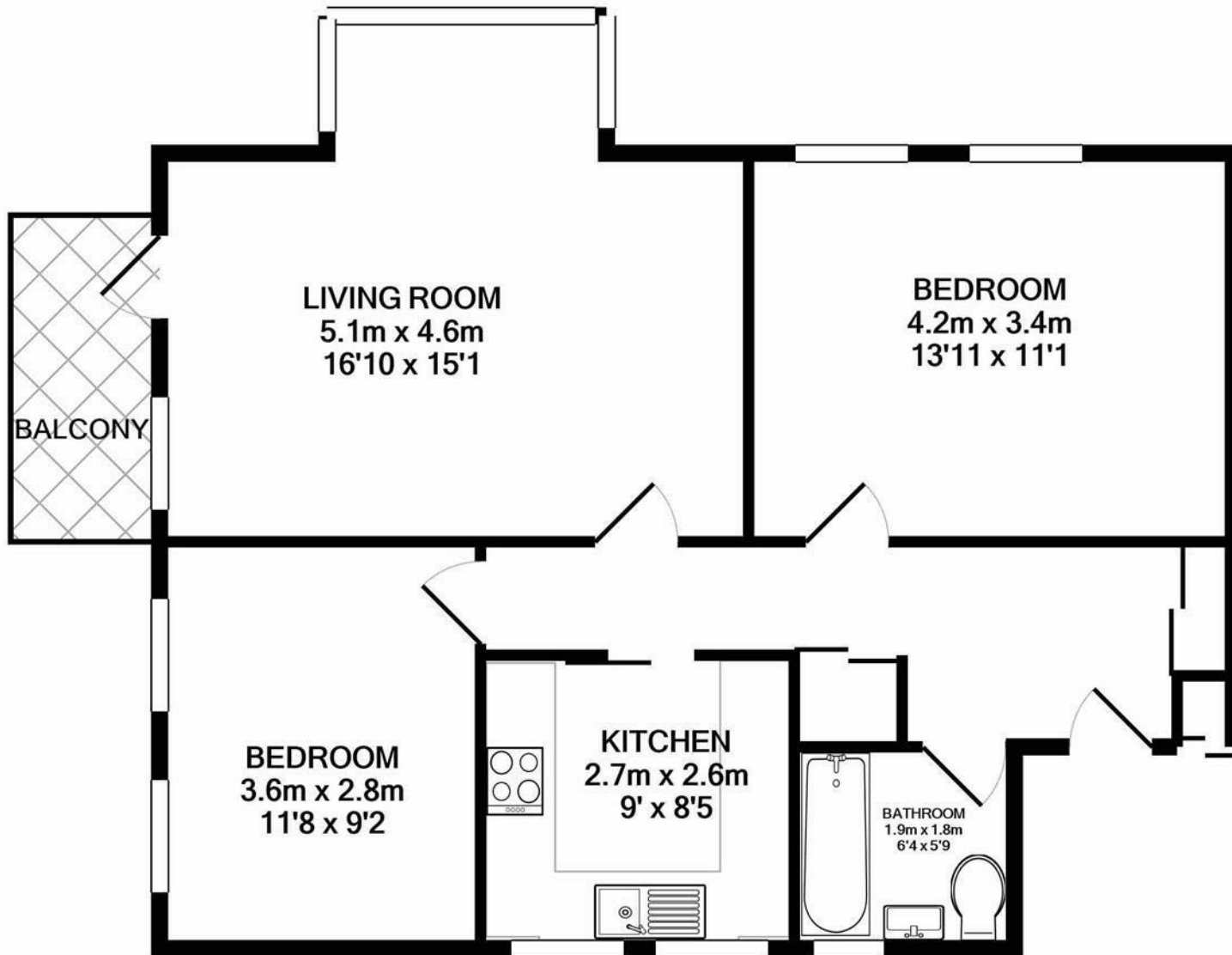


Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 64.6 SQ.M. (695 SQ.FT.)
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