



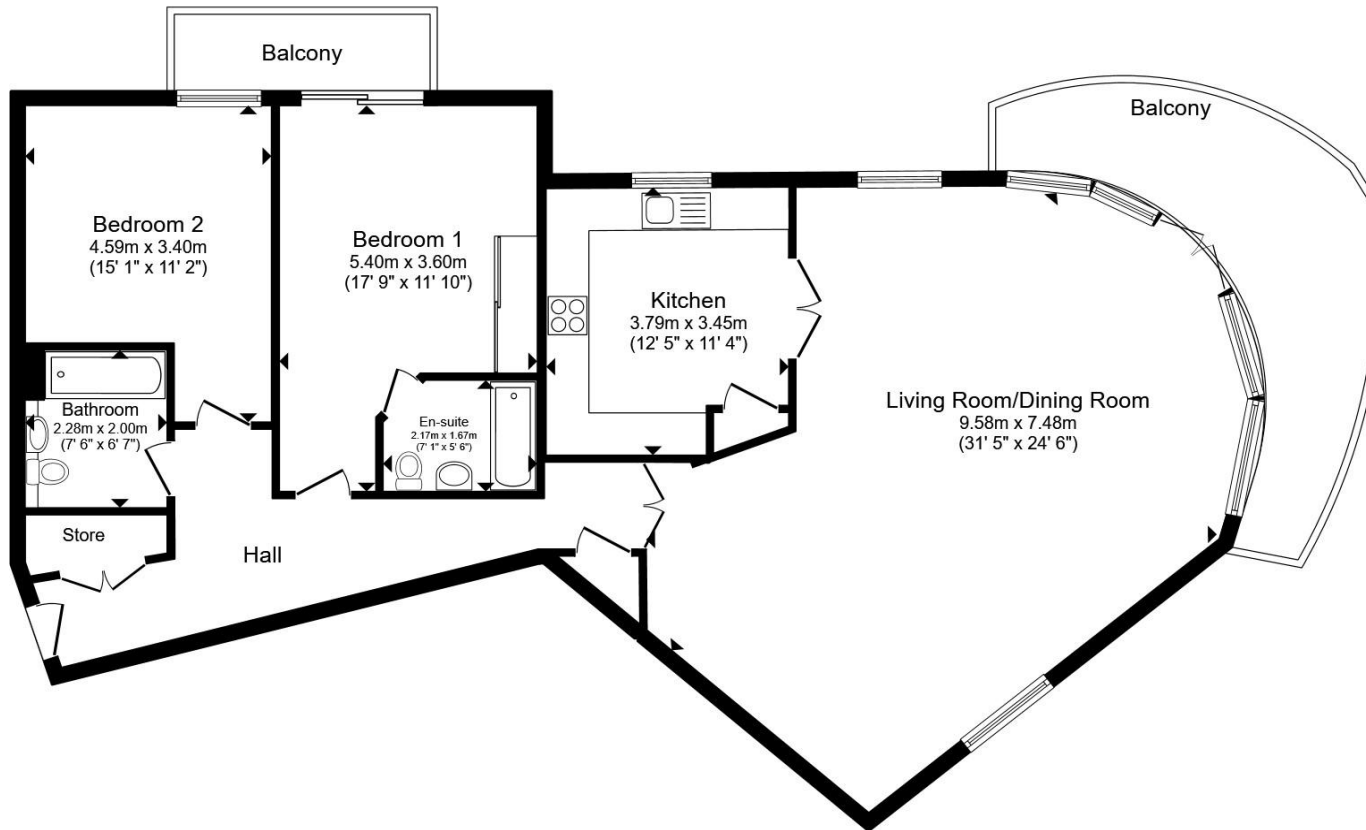
Preston Mansions, Preston Park Avenue, Brighton, BN1 6HP

welcome to

Preston Mansions, Preston Park Avenue, Brighton

Chain-free luxury apartment overlooking Preston Park's rose gardens. This exceptional ground-floor home offers two double bedrooms, wraparound balconies, secure underground parking, landscaped communal gardens and stylish contemporary interiors, moments from stations and city amenities.





Total floor area 118.0 m² (1,270 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



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.

welcome to Preston Mansions, Preston Park Avenue, Brighton

- CHAIN FREE - OPPOSITE PRESTON PARK
- EXCLUSIVE SOUTH-FACING APARTMENT
- STUNNING WRAPAROUND SUN TERRACES
- TWO SPACIOUS DOUBLE BEDROOMS
- PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM
- SECURE UNDERGROUND PARKING SPACE
- LANDSCAPED COMMUNAL GARDENS
- MOMENTS FROM STATIONS, CITY CENTRE AND SEAFRONT

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 4400.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106965



Property Ref:
PRP106965 - 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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