



Shawcross House, Preston Road, Brighton, BN1 6SW

welcome to

Shawcross House, Preston Road, Brighton

Preston Village perfection. This beautifully refurbished raised ground floor apartment blends period elegance with contemporary style, featuring soaring ceilings, a generous double bedroom, allocated parking and a long lease. Just moments from Preston Park Station and village amenities.



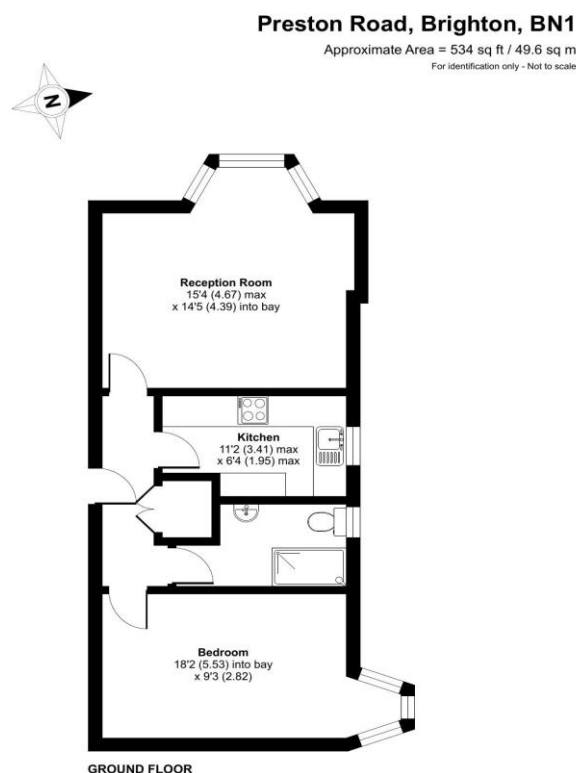
Set in the heart of ever-popular Preston Village, Brighton, this beautifully presented raised ground floor flat offers the perfect blend of period character and modern finishes. Boasting high ceilings and carefully maintained architectural features, this desirable home exudes charm while benefitting from recent refurbishments throughout.

Step inside to discover a spacious double bedroom and an immaculately fitted modern shower room, designed for both comfort and convenience. The stylish kitchen is equipped to a high specification-ideal for preparing meals and eating at the breakfast bar. The inviting lounge area is perfect for relaxing, all framed by attractive tall sash windows flooding the rooms with natural light.

The property is offered with vacant possession and no onward chain, and there are more than 145 years remaining on the lease, offering peace of mind for years to come. Additional highlights include access to a handy loft area for storage, an allocated parking space, and easy ground floor access-perfect for professionals and downsizers alike.

Located just 0.25km from Preston Park Station, this flat is supremely well-connected for commuters, with swift links to Gatwick Airport and Brighton city centre. Everyday essentials are moments away, with Sainsbury's Local and convenient cash points in walking distance. Health and fitness enthusiasts will enjoy proximity to the renowned Fitbox gym, offering HYROX and Pilates sessions. With everything you need on your doorstep in a vibrant village atmosphere, this excellent home needs to be seen to be appreciated. Arrange your viewing today and make Preston Village your new address.

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.



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- IMMACULATE ONE BEDROOM RAISED GROUND FLOOR FLAT
- NO ONWARD CHAIN - VACANT POSSESSION
- ALLOCATED PARKING SPACE
- 145 + YEARS ON LEASE
- STUNNING KITCHEN AND BATHROOM
- PRESTON VILLAGE LOCATION
- PRESTON PARK TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 190 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106990



Property Ref:
PRP106990 - 0002

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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