



## 2 Preston Park Avenue

Brighton, BN1 6HJ

**£275,000**

A ground floor one bedroom flat with separate kitchen with unallocated parking at the front with a new lease in need of some modernisation.

Preston Park Avenue is a popular tree lined road within easy reach of city centre, seafront and promenade. Brighton mainline station, London Road and Preston Park stations are all within easy access providing north-bound commuter links with London/the City. Schools catering for all age groups are well represented within the local area. Preston Park is located directly opposite with sporting and recreational facilities.

- Ground floor one bedroom flat with gas central heating in need of some modernisation
- Separate kitchen with a basic range of cupboards and window to the side
- Spacious living room with sash bay windows to the front
- Bedroom to the rear
- Bathroom/WC with electric shower over the bath
- Unallocated parking to the front
- Lovely outlook over Preston Park
- Council tax band B
- New 125 year lease, service charge £753.19 half yearly, reserve fund £575.00pa

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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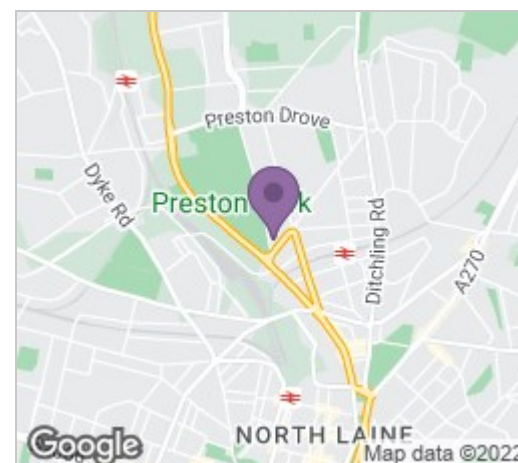


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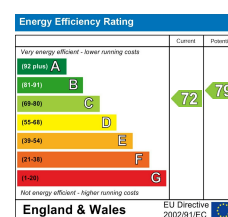
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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