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143 Preston Drove

Brighton, BN1 6FN

Guide price £1,000,000 - £1,100,000

A substantial, double fronted, semi-detached, four bedroom, Victorian, family home in the heart of the popular Fiveways district of Brighton. Offered for sale with no onward chain and lends itself to some modernising and updating to suit the lifestyle of today's modern family.

Guide Price £1,000,000

143 Preston Drove

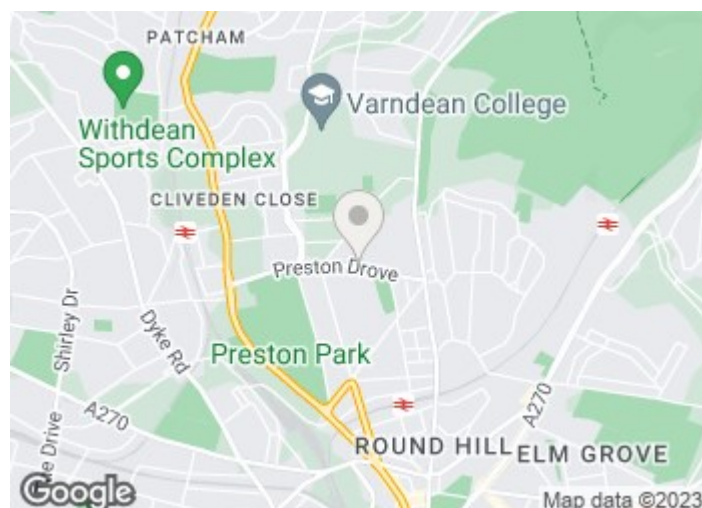
Brighton, BN1 6FN



Preston Drove lies adjacent to Fiveways and Preston Road where local shopping facilities are to be found whilst bus services run from neighbouring Beaconsfield Villas provide access into the vibrant City Centre, seafront and promenade. Renowned schools catering for all age groups on the highly sought after Surrenden schools campus are a short walk away, as is Preston Park mainline station which is to be found in Clermont Road providing north bound commuters with links to London/The City.

An original tiled path flanked by lawns on either side leads up to the impressive, double fronted house into accommodation comprising of an entrance vestibule and hall, through lounge/dining room with French doors opening out to the rear garden. There is a log burner to create extra warmth and atmosphere in the cooler months. A separate reception room at the front is light and airy and offers a variety of uses. There are wooden floors throughout the downstairs with the exception of the kitchen and shower room/WC. The fully equipped kitchen/breakfast room to the rear of the house overlooks the rear with a side door providing access out to the garden which is mainly laid to lawn with a paved patio area and a summerhouse and a selection of mature trees and shrubs.

On the first floor are four double bedrooms two to the front and two to the rear with a family bathroom on the half landing. There is access to extensive loft space and subject to the relevant planning and building regulations additional accommodation could be created.



Directions

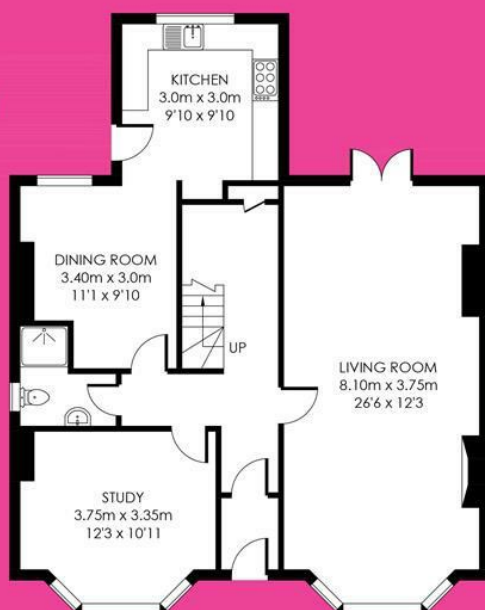
From our office travel in Dyke Road travel north for half a mile and turn right at the traffic lights with Tesco Express on your left into Highcroft Villas, follow the road round in to Millers Road and under the bridge to the next set of traffic lights and turn left (Shell petrol station on your right) and take the right hand lane at the next set of lights and turn right into Preston Drove. The house can be found half quarter of a mile on the left hand side.



Floor Plan

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PRESTON DROVE, BRIGHTON



GROUND FLOOR

Approximate Floor Area
826.34 sq ft
(76.77 sq m)



FIRST FLOOR

Approximate Floor Area
826.34 sq ft
(76.77 sq m)

Approximate Gross Internal Area = 153.54 sq m / 1652.69 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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