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## FFF, 27 Prestonville Road Brighton, BN1 3TL

An immaculately presented first and second floor maisonette close to the popular Seven Dials district of Brighton within a short walk of Brighton mainline station offered for sale with no onward chain and share of the freehold.

**£550,000**

## FFF, 27 Prestonville Road

Brighton, BN1 3TL

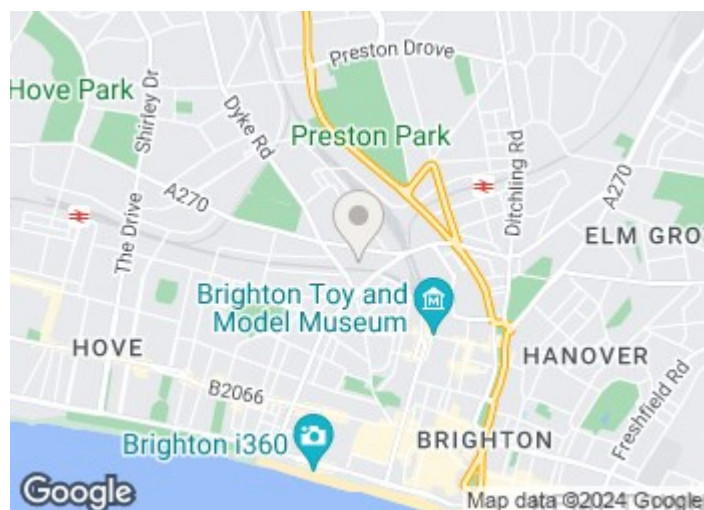


Prestonville Road lies adjacent to Old Shoreham Road and the Seven Dials where a comprehensive range of amenities, bars & restaurants are to be found. Brighton station is a short stroll away providing North bound commuter links to London / The City, with the seafront and promenade both being easily accessible. Good schools catering for all ages are well represented within the local area.

As soon as you enter the property you are greeted by a sense of style and sophistication by clever use of a Farrow and Ball colour palette. Immediately at the top of the stairs is a tranquil office overlooking the rear which has fitted shelving that could be used as an occasional single/third bedroom. On this floor is a shower room/WC. Up a few steps to the first floor itself is a double bedroom to the rear with a fitted wardrobe and to the front is an open plan kitchen and living room. The kitchen itself has integrated appliances and ample cupboard and drawer storage. Further stairs rise to a half landing where French doors open out to the roof terrace, a perfect place for al fresco dining and taking in the breathtaking views of the city. On the top floor is the master bedroom with a fabulous en-suite bathroom with a free-standing bath and separate shower. The bedroom is light and airy due to two Cabrio balcony windows to the rear and a Velux window to the front, there is fitted storage under the eaves.

Internal viewing is recommended to appreciate the presentation, location and versatility of the accommodation this split level maisonette has to offer.

Lease has approx 990 years remaining (tbc), maintenance is ad hoc, Council tax band A







## Floor Plan



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.

**Council Tax  
Band: A**

Energy Efficiency Rating		
	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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