



1The Park Apartments London Road
Brighton, East Sussex BN1 6YL
Asking Price £225,000



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A most attractive and very well presented 2 bedroom ground floor purpose built flat forming part of this modern block and situated in this popular residential area close to Withdean Park and within easy reach of local shopping facilities in Patcham old village and Preston village. Preston Park mainline station is within a short stroll providing a commuter service to London and Gatwick, and there are local bus services nearby providing easy access to Brighton city centre and seafront. The property enjoys a bright south facing aspect with accommodation comprising: entrance hall, good size living room with patio doors leading onto a private rear patio area, modern fitted kitchen with built in oven & hob, 2 double bedrooms and a modern fully tiled bathroom. The flat also benefits from gas central heating, doubleglazed windows, security entryphone system, use of the on-site residents gym and sauna facilities. The flat also has the use of a single garage situated at the rear of the block which is currently rented out for £120 per month. ** VIEWING HIGHLY RECOMMENDED ** NO ONWARD CHAIN **

Location

Conveniently situated close to the delightful 38 acre Withdean Park with its famous lilac collection, the flat enjoys easy access to excellent transport links, including the A23 and A27 corridors, which provide direct routes to Gatwick Airport and other destinations. Those commuting by train will appreciate the proximity to Preston Park mainline station, providing a commuter link to London and Gatwick. Preston Village is within a short stroll with its local shops, cafes and useful Sainsbury's local. Local bus services are available in London Road to the city center operates close by, making it an ideal choice for both working professionals and families alike.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Large cloaks/storage cupboard. Entryphone. Radiator.

Living Room 13'9" x 13'4" (4.21 x 4.08)

A lovely living room enjoying a bright south facing aspect. Radiator. Large double glazed window to front. Double glazed sliding patio doors leading onto a private decked patio area.

Modern Kitchen 14'5" x 7'6" (4.40 x 2.30)

A fabulous kitchen fitted with a range of modern 'shaker style' units with

contrasting worktops with inset stainless steel single drainer sink unit with mixer tap with cupboards below. Space and plumbing for washing machine. Further range of working surfaces with fitted electric hob and fitted electric oven below with additional range of cupboards and drawer units under. Tiled splashbacks. Range of matching wall cupboards with stainless steel extractor hood. Cupboard housing 'Ideal' gas central heating boiler. Space for fridge/freezer. Radiator. Space for breakfast table and chairs.

Bedroom 1 12'3" x 9'6" (3.74 x 2.90)

Radiator. Double glazed window to rear.

Bedroom 2 12'5" x 7'10" (3.79 x 2.40)

Radiator. Double glazed window to rear.

Modern Bathroom

Contemporary style modern fully tiled bathroom with white suite comprising panelled bath with mixer taps and with fitted shower over with large rain shower head and additional hand shower attachment. Wash hand basin with mono tap and with cupboards below. Low level wc. Chrome heated towel rail. Fitted mirror. Double glazed window to side.

Outside

Front Patio Area

Bright south facing private decked patio area to the front of the flat with access from the living room.

Residents Gym & Sauna Facilities

Use of the on-site residents communal gym and sauna facilities catering for a healthy lifestyle.

Use of Single Garage

The flat has the use of a single garage with an up and over door situated at the rear of the block. (Note: The garage is currently rented out for £120 per month to another resident in the building).

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with 99 years remaining on the lease.

MAINTENANCE: The residents association have just arranged a 'Right to Manage' on the building and have recently appointed a new managing agent to look after and run the building - £3,300 per annum

GROUND RENT: £350 per annum

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

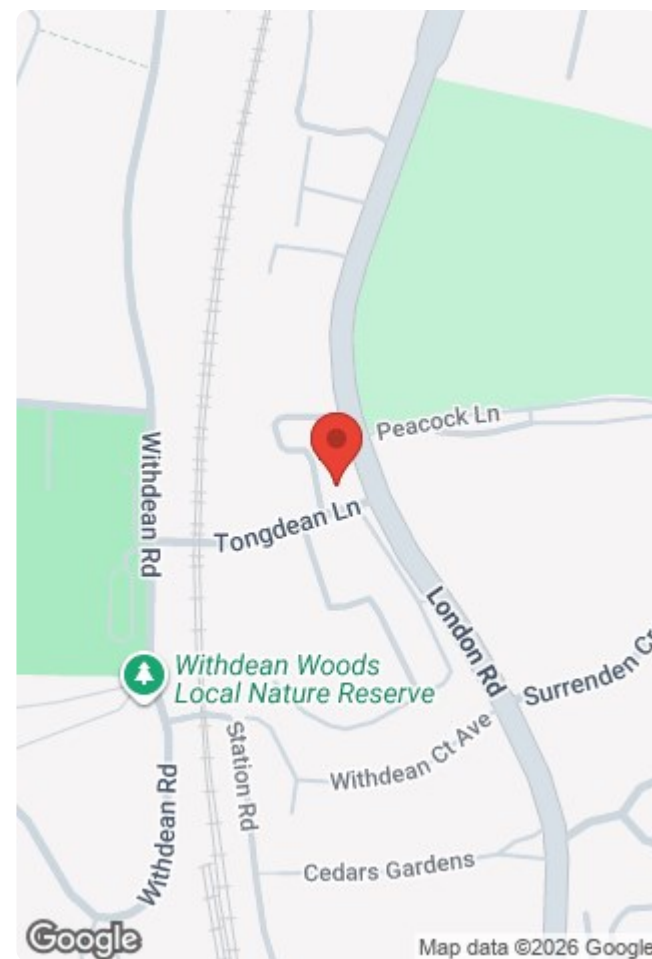
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 58.0 m² ... 625 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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