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## 193 Preston Drove Brighton, BN1 6FN

An immaculately presented, Victorian, four double bedoomed, family home retaining a wealth of character and charm which has been refurbished and extended to a very high standard with stunning park and sea views from the front.

£950,000

# 193 Preston Drove

## Brighton, BN1 6FN



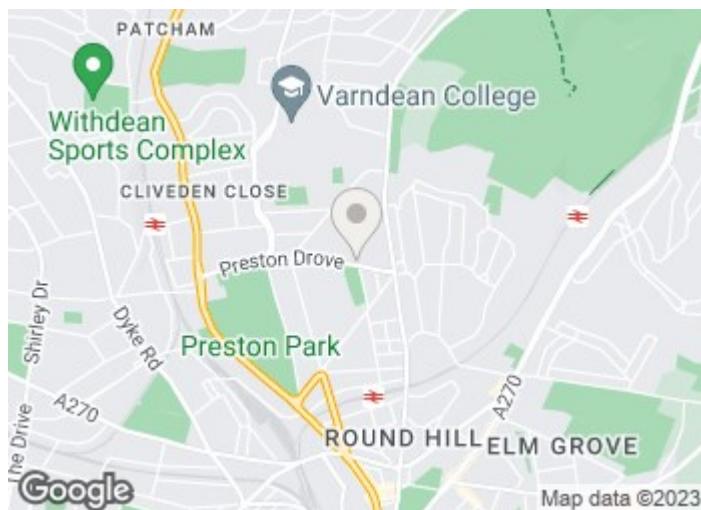
Preston Drove lies adjacent to Fiveways and Preston Road where local shopping facilities are to be found, whilst bus services run from neighbouring Beaconsfield Villas and Ditchling Road provide access into the vibrant City Centre, seafront and promenade. Renowned schools catering for all age groups 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.

Newly laid path and steps lead up to the front door and as soon as you enter the house you are welcomed by a very polished presentation with oak parquet flooring throughout the ground floor. All windows at the front have been fully refurbished and exposed brickwork on the chimney breast in the sitting room adds a modern twist to the décor. There is a cloakroom and under stairs storage and a utility cupboard. The kitchen itself is at the rear and has ample storage with integrated appliances, marble work tops and open shelving on one wall. On the outside wall bi-folding doors allow the outside in. The garden itself is paved with shrub and flower borders and at the top is a seating area with a pergola with stunning Indian columns with climbing Jasmine.

On the first floor are three double bedrooms. The main bedroom at the front with fabulous southerly views over Blakers Park and the sea beyond has an en-suite shower room. A family bathroom/WC is also on this floor. On the second floor is the fourth bedroom with an en-suite shower room and WC with Velux windows to the front and rear.

There is a single garage at the front with space for a car and extra storage and the roof is decked to take advantage of the southerly aspect.

This house must be viewed to appreciate the high specification of finish.



### Directions

From our office turn left and travel north along Dyke Road until you arrive at traffic lights with Esso petrol station and Tesco Express on the left, take the right hand lane and turn right into Highcroft Villas, follow the road in to Millers Road under the bridge until you arrive at the traffic lights with Shell Petrol station on the right, take left hand lane and turn into the right hand lane immediately at the first set of traffic lights. Turn right into Preston Drove and the house is about half a mile on the left hand side directly opposite Blakers Park.



## Floor Plan

# PRESTON DROVE

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Approximate Floor Area  
182.98 sq ft  
(17.0 sq m)

Approximate Floor Area  
639.16 sq ft  
(59.38 sq m)

Approximate Floor Area  
638.29 sq ft  
(59.30 sq m)

Approximate Floor Area  
263.82 sq ft  
(24.51 sq m)

Approximate Gross Internal Area = 160.19 sq m / 1724.27 sq ft

Illustration for identification purposes 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 firm's 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		
(02 plus) A		
(01-01) B	80	
(00-00) C	69	80
(-5-00) D		
(00-04) E		
(-21-00) F		
(-1-00) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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