

**Spencer
& Leigh**



79 Greenacres, Preston Park Avenue, Brighton, BN1 6HR

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Price £425,000 - Leasehold - Share of
Freehold

- Large Two Bedroom Apartment
- Westerly Facing Balcony
- Glorious Views Overlooking Preston Park
- No Onward Chain!
- Double Aspect Lounge/Diner
- Full Bathroom & Separate WC
- Maintenance Includes Hot Water and Heating
- Garage and Private Resident Parking
- Caretaker on Site
- Lift to All Floors

Offered for Sale with No-Onward Chain, A Share in the Freehold and a Balcony benefitting a West and Southerly aspect. Presented in fantastic condition with white décor and recently laid grey carpets, this Fourth Floor apartment is simply ready to move in. Greenacres is a Premium Development, with immaculately kept lawns, caretaker on-site and a lift to all floors. The apartment in brief has Two good sized Double Bedrooms, both with built in wardrobes and large windows to take in the view, a Modern tiled Bathroom suite and white matching sanitary-ware & separate additional WC, Kitchen with enough size for a breakfast table and under counter storage for essential white goods. The Lounge/Diner is the star of the show, with Large bay window so the dining table is prime of place with the best view in the house and furthermore a balcony to entertain and take in the sunset. Other points worthy of a mention are garage en-bloc and all of one's heating and hot-water accounted for within the maintenance payments. Early Viewing is deemed essential to appreciate all this stunning apartment has to offer!

Council Tax Band C: £1,980.36 2023/2024

166 years remaining on the lease

Ground Rent £52.50 p/a

Service Charge £3,799.98 p/a



Situated on the popular tree lined Preston Park Avenue and is 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.



Communal Entrance

Stairs & lift rising to all floors

Entrance

Entrance Hallway

Living Room

19'10 x 18'2

Kitchen

12'6 x 7'8

Bedroom

13'9 x 11'7

Bedroom

13'9 x 9'10

Bathroom

8'8 x 5'4

Cloakroom/WC

OUTSIDE

Balcony

Communal Gardens

Communal Parking

Garage

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: www.spencerandleigh.co.uk

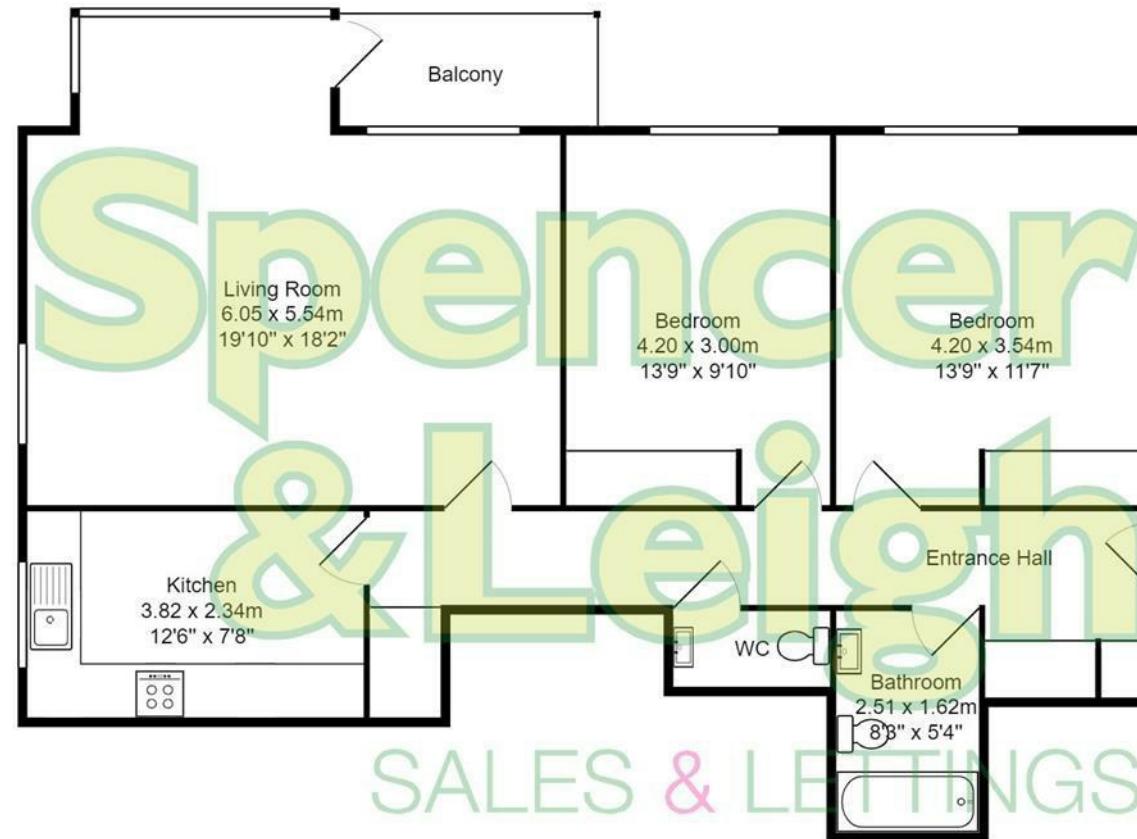


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (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 |

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Total Area: 86.0 m² ... 925 ft² (excluding balcony)

All measurements are approximate and for display purposes only.