

# Preston Road

## Brighton

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## Preston Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

GUIDE PRICE £200,000 - £250,000

Split-Level Top Floor Apartment Near Preston Park.

An exciting opportunity to acquire a charming split-level, top-floor apartment offering a fantastic blank canvas for modernisation. Set within an attractive Victorian-era building, the property is located in a highly sought-after area, just moments from the green open spaces of Preston Park.

This one double-bedroom apartment is bright, open, and full of potential. The split-level design creates a unique, voluminous layout, with natural light streaming through the stairway, enhancing the sense of space and airiness throughout.

To the rear of the apartment, a generously sized kitchen enjoys pleasant views over the garden, offering ample space for redesign and modernisation. The bright, south-facing bedroom also overlooks the rear gardens, enjoying an abundance of natural light throughout the day.

Located just a short stroll from the popular Preston Circus area — home to the iconic Duke of York's Picturehouse and a variety of independent cafés and restaurants — this apartment is perfectly placed for enjoying Brighton's vibrant lifestyle. The green expanses of Preston Park and The Level are also nearby, offering a wide range of leisure options.

With London Road's everyday conveniences close at hand and Brighton Station within easy walking distance, this is a superb opportunity to create a stylish home in a prime location.







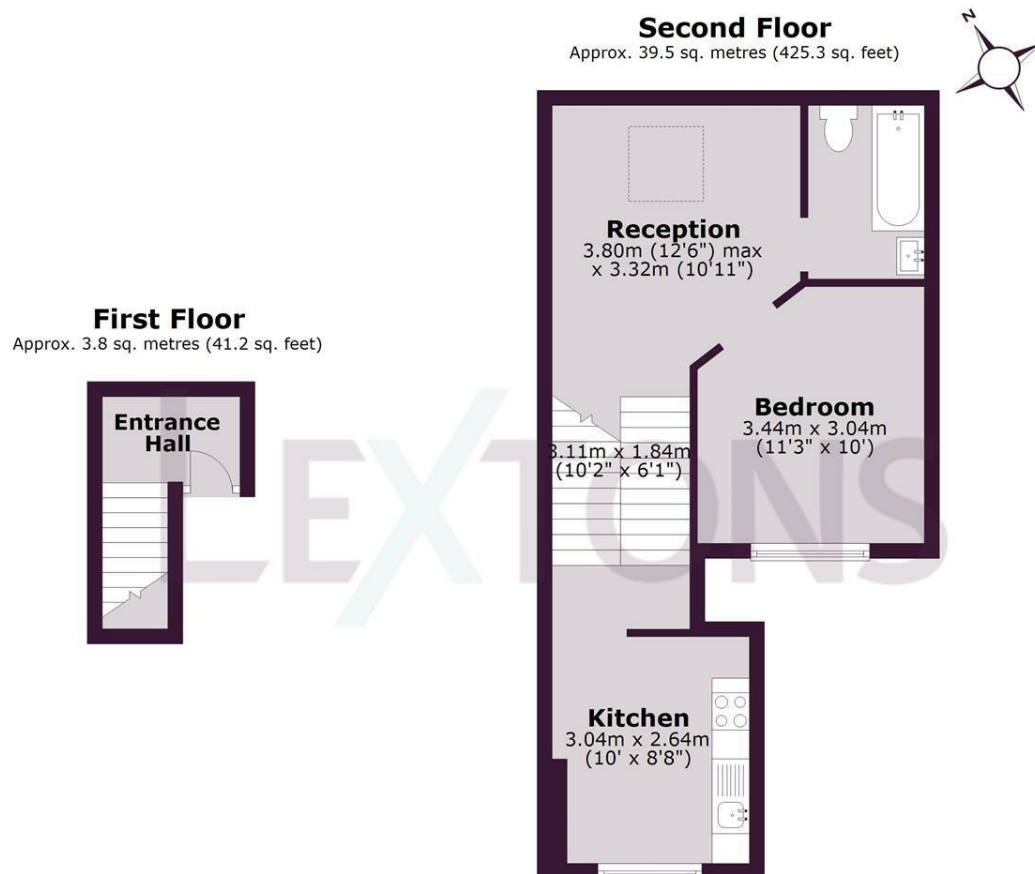








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 43.3 sq. metres (466.5 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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