

# Millers Road

## Brighton

**LEX**TONS / SALES  
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COMMERCIAL



## About the property

\*\* £325,000- £350,000 Guide Price

A well proportioned two bedroom flat situated in a central and sought after location close to many amenities including Preston Park mainline station, Preston Park recreation ground, the shops and cafes on Preston Road and only a bus ride into the city centre.

The flats itself is situated on the first floor of a converted period building and is beautifully presented. The living/dining room and principle bedroom both benefit from access to a full width balcony and take full advantage of the sunny westerly aspect. The accommodation also comprises two modern shower rooms, second double bedroom and high gloss kitchen with integrated appliances.

The property comes with a share of the freehold and would make the perfect first time purchase or buy-to-let investment.

## Millers Road Brighton

£325,000



2

BEDROOM

1

RECEPTION

2

BATHROOM







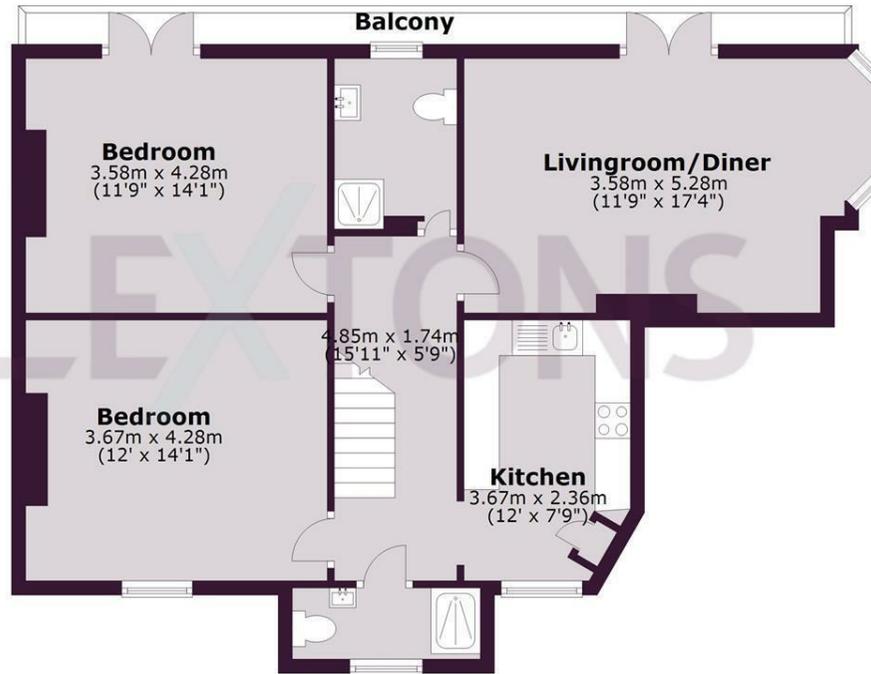
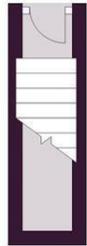
SCAN HERE TO OFFER ON THIS PROPERTY



**First Floor**



**Ground Floor**



Total area: approx. 78.4 sq. metres (844.0 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) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	