

Preston Road

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Preston Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

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.

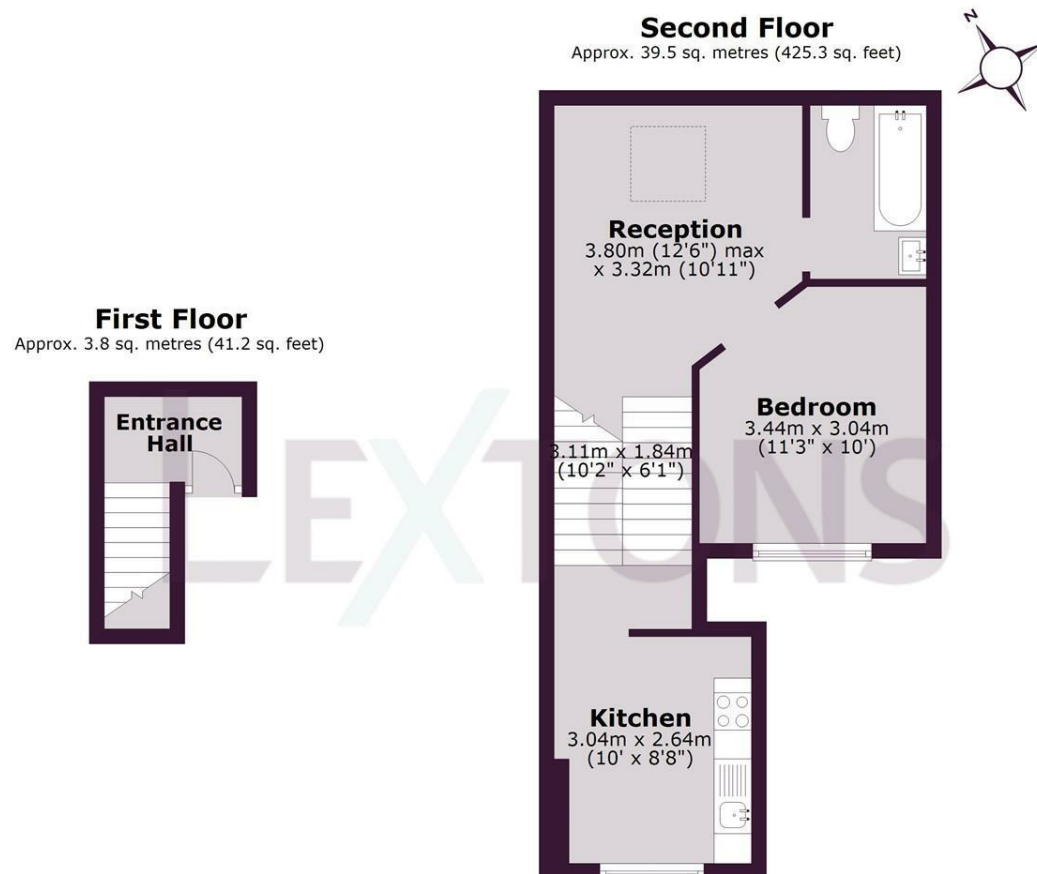








SCAN HERE TO OFFER ON THIS PROPERTY



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.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

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:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk