



Price
£400,000

**Share of
Freehold**

3x  1x  1x 

**Preston Road, Brighton,
East Sussex, BN1**

cubitt&west
Helping you move forwards



Main features

- **Preston Circus location**
- **Walking distance to the city and two mainline train stations**
- **Large lounge with bay window looking towards Preston park**
- **Spacious and versatile accommodation**
- **Sunny roof terrace**

Accommodation

FIRST FLOOR

Entrance Hall

Lounge : 16'10 into bay x 16'0
(5.13m x 4.88m)

Bedroom 1: 13'6 x 10'6 (4.12m x 3.20m)

Kitchen : 9'11 x 9'3 (3.02m x 2.82m)

Separate Toilet

SECOND FLOOR

Landing

Bedroom 2: 13'5 x 11'3 (4.09m x 3.43m)

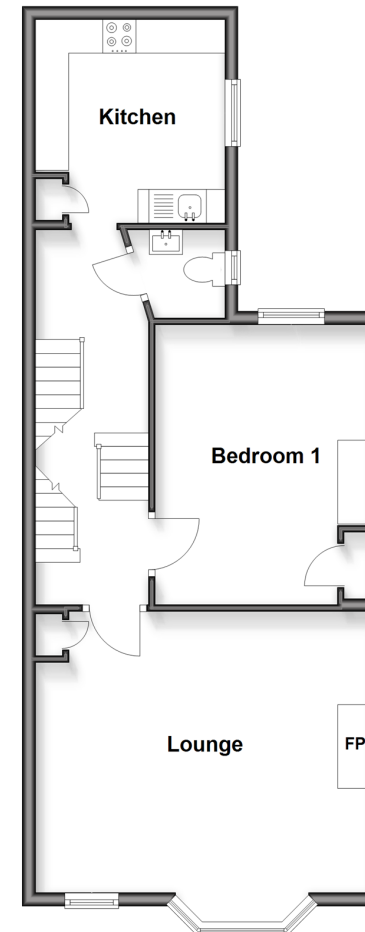
Bedroom 3: 14'1 x 10'8 (4.30m x 3.25m)

Bathroom

Balcony

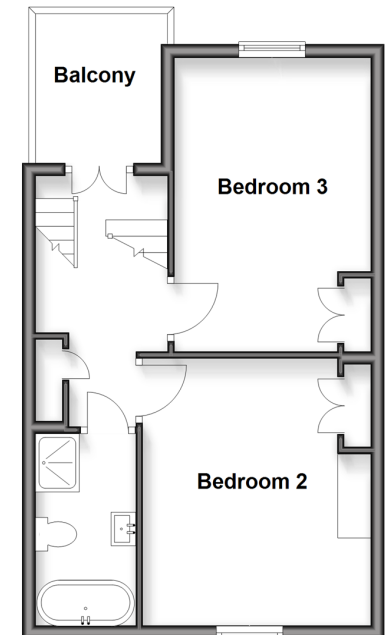
First Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Second Floor

Approx. 39.1 sq. metres (421.0 sq. feet)
(excluding Balcony)



30510543/20260516/AF/EM

Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding