



Guide Price
£350,000

Leasehold

2x  1x  1x 

**Preston Park Avenue,
Brighton, East Sussex,
BN1**

cubitt&west
Helping you move forwards



Main features

- **Light and bright flat facing Preston Park with lovely views**
- **High ceiling and large bay window**
- **Popular Fiveways location with local shops, coffee shops and pubs**
- **Communal gardens to the rear**
- **Two mainline train stations within walking distance**

Accommodation

FIRST FLOOR

Entrance Hall

Lounge: 15'0 into bay x 14'1 (4.58m x 4.30m)

Kitchen

Bedroom 1: 15'1 into bay x 11'1 (4.60m x 3.38m)

Bedroom 2: 9'1 x 8'1 (2.77m x 2.47m)

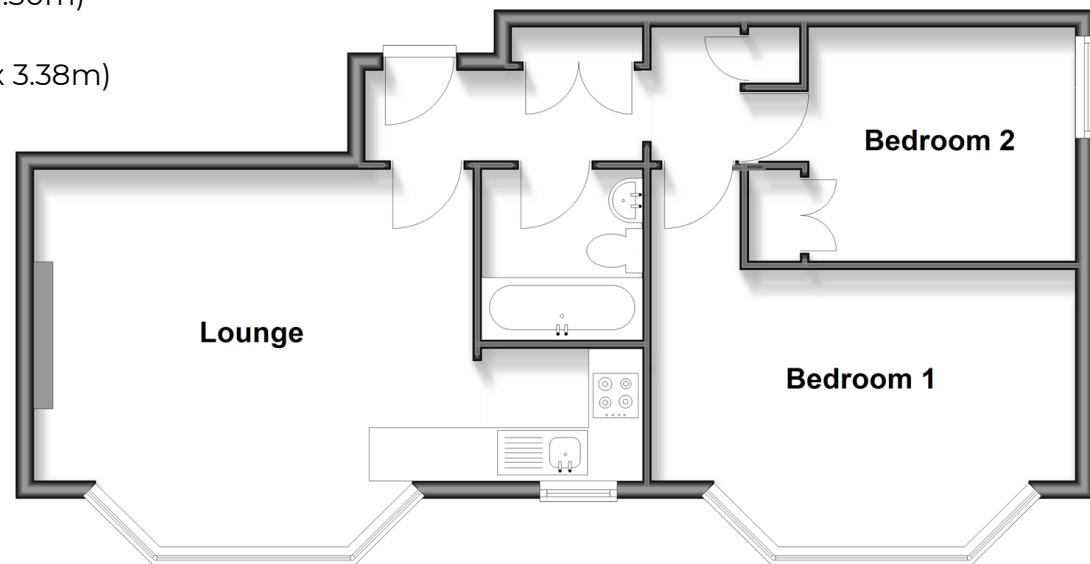
Bathroom

OUTSIDE

Communal Gardens

First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

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