



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

OFFERS IN THE REGION OF

**£240,000**

**Preston Drove**

Brighton, BN1 6LA



## PROPERTY SUMMARY

As you approach the building, you are greeted by a charming traditional tiled pathway leading to the main entrance. A few elegant steps guide you up to the front door, setting the tone for the character and warmth that awaits inside.

Upon entering the property, your eyes are immediately drawn through the hallway into the impressive and spacious living area. This stunning room boasts soaring high ceilings, enhancing the sense of space and grandeur, while large, south-facing sash windows flood the room with natural light and offer picturesque views of the beautiful park beyond. A striking Victorian fireplace serves as a focal point, blending timeless elegance with the room's modern grey-and-white decor, creating a stylish yet inviting atmosphere. This is a space designed equally for relaxation and entertaining, with ample room for comfortable seating and dining.

The bedroom is a generously proportioned double, echoing the charm and character found throughout the property. High ceilings add to the airy feel, while another exquisite Victorian fireplace adds a touch of historic charm. Soft, plush carpeting runs throughout the bedroom, ensuring a warm and cozy environment. With plenty of space for storage and furnishings, this room offers both comfort and practicality.

Moving through the hallway, you will find the sleek and contemporary bathroom suite, which has been finished to a high standard. The space features a modern white design and includes a shower-over-bath combination, a W/C, a stylish hand basin, and a vanity unit that provides additional storage. This well-designed bathroom ensures both functionality and comfort.

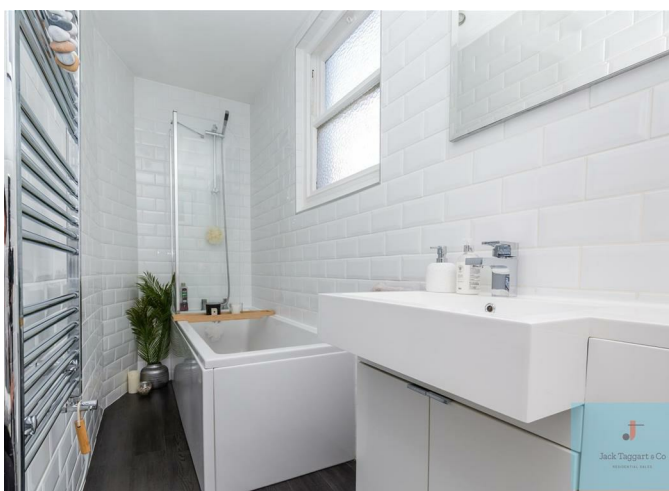
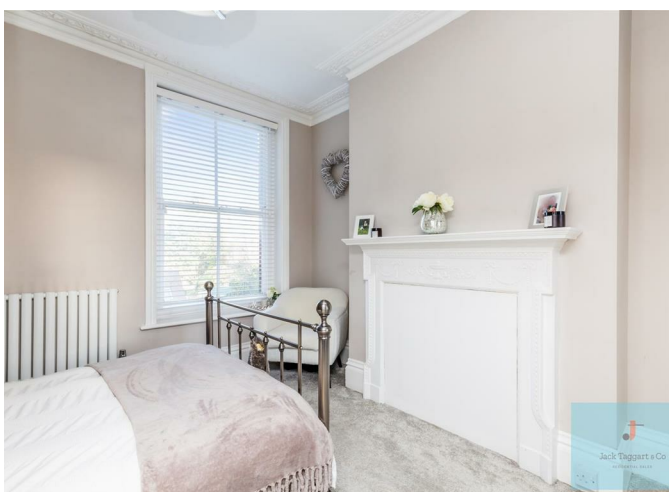
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## Preston Drive



Approximate Floor Area  
493.41 sq ft  
(45.84 sq m)

Approximate Gross Internal Area = 45.84 sq m / 493.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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