



Kingsmere, London Road, Brighton, BN1 6UY

welcome to

Kingsmere, London Road, Brighton

Ground floor two-bedroom apartment with a garage in the sought-after Kingsmere, less than 0.2 miles from Preston Park Station. Featuring a spacious bay-fronted lounge/dining room, separate kitchen, bathroom & WC, built-in storage, passenger lift, communal parking and gardens. Ideal commuter home.



Occupying a desirable ground-floor position within the highly regarded Kingsmere development, this well-proportioned two-bedroom apartment combines generous living space, excellent commuter links and a sought-after Preston Park setting.

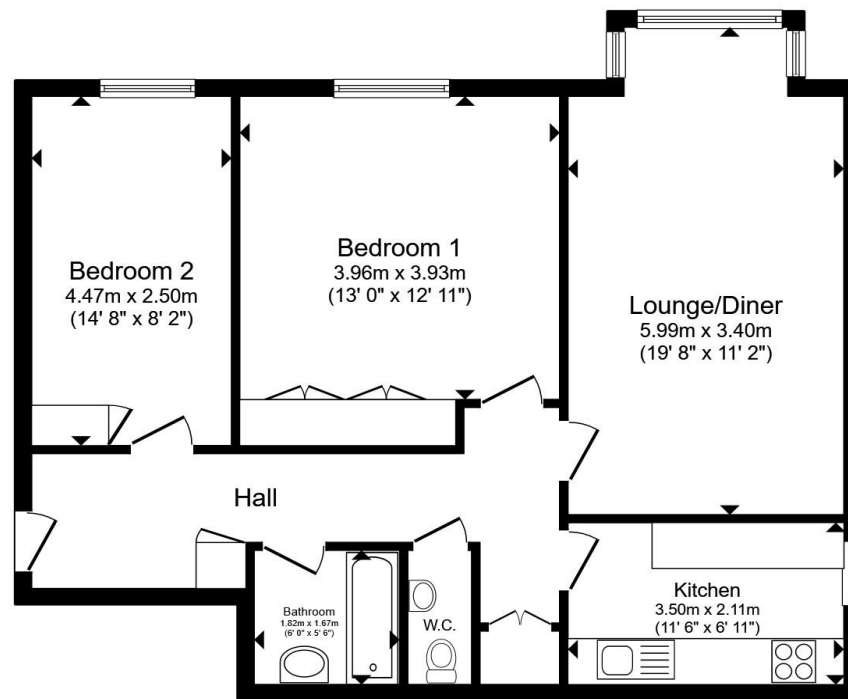
Set amongst attractive landscaped communal gardens and positioned well back from London Road, the apartment offers a bright and spacious lounge/dining room with an elegant bay window, creating a wonderful space for both everyday living and entertaining. A separate fitted kitchen provides practical accommodation, while two well-sized bedrooms benefit from built-in storage. The property is further complemented by a bathroom, separate WC and additional storage throughout and a garage. Also to mention that the boiler in the flat is only 1 year old.

Residents enjoy the convenience of a passenger lift, communal parking and beautifully maintained grounds, enhancing the appeal of this established development.

Ideally located less than 0.2 miles from Preston Park Station, the property is perfectly suited to London commuters and those seeking easy access to Brighton city centre. The vibrant shops, cafés and restaurants of London Road are within easy reach, while Brighton's seafront and city centre are easily accessible via local transport links.

Preston Park itself is just a short stroll away, offering 67 acres of green open space alongside extensive recreational facilities including tennis courts, bowling greens, football pitches, a velodrome and scenic pathways for walking, running and cycling.

Offering space, convenience and an enviable location, this is an excellent opportunity to secure a home in one of Brighton's most popular and well-connected neighbourhoods.



Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Kingsmere, London Road, Brighton

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE
- SPACIOUS LOUNGE/DINING ROOM
- GARAGE
- 160 YEARS REMAINING ON THE LEASE
- THE BOILE IS 1 YEAR OLD
- 0.2 MILES TO PRESTON PARK STATION
- EASY ACCESS TO A23/A27 ROAD NETWORK AND GATWICK AIRPORT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2934.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 173 years from 03 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
PRP106916 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk