



## 12 THE PARK APARTMENTS

BRIGHTON, BN1 6YL

Superb balcony apartment located on the third floor of this well maintained gated development. The property benefits from good sized rooms and plenty of natural light creating a real sense of space throughout, with well presented accommodation comprising; three bedrooms, bathroom and en-suite shower room, lounge diner and separate kitchen. This popular development has been subject to recent external refurbishment and benefits from allocated parking, bike storage and a residents gym & sauna.

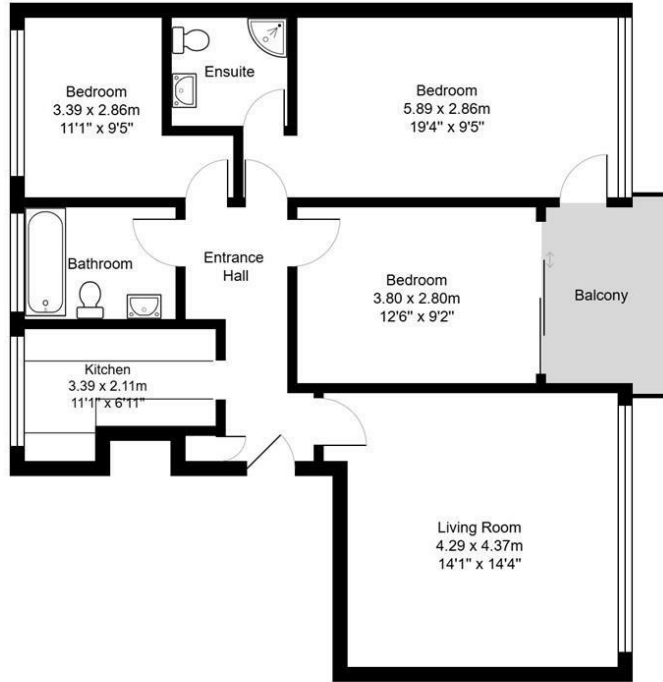
Located directly opposite Withdean Park and within easy reach of popular Preston Park along with a range of shops, cafes and restaurants close by in Patcham Village, Preston Drove and London Road. The City Centre is easily accessible as is the A27 & Preston Park mainline station providing regular and direct links to London. There is a bus stop moments away providing access to surrounding areas.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



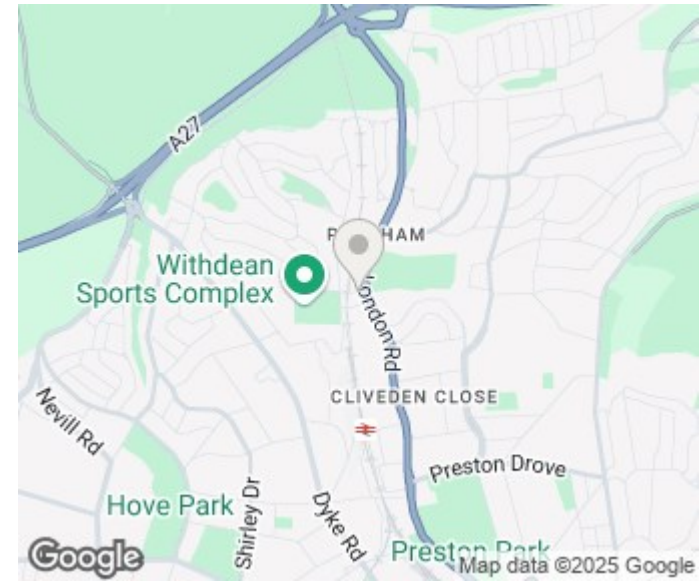




Park Apartments

Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup> (Excluding Balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	81
(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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