



## 11 THE PARK APARTMENTS LONDON ROAD BRIGHTON, BN1 6YL

LEASEHOLD

Guide Price £280,000 - £300,000. Fantastic third floor apartment with balcony and allocated parking. This superb apartment benefits from well presented, bright and spacious accommodation comprising; two double bedrooms, bathroom and en-suite shower room, kitchen and good sized lounge diner. The property has the added benefit of Air conditioning. This popular, well maintained gated development has been subject to recent external refurbishment and benefits from 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.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Flat 11, The Park Apartments

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft

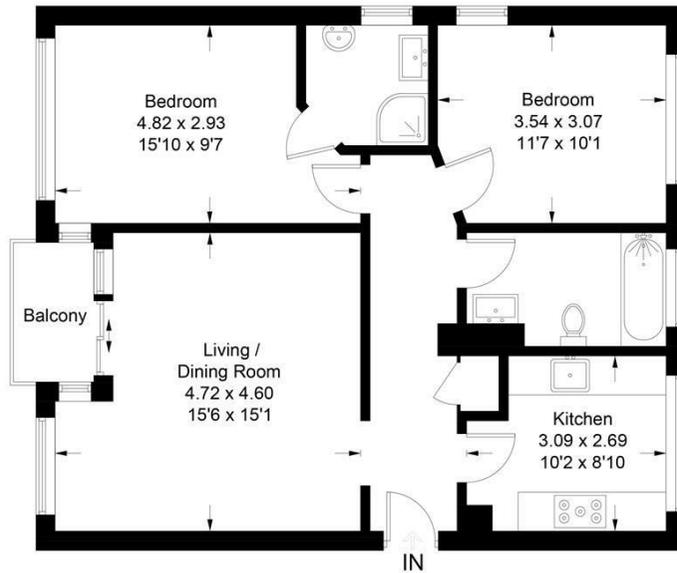


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268863)



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>	80	80
(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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