

The Old Technical College, Preston Road

Brighton

Guide Price £250,000 – £260,000



The Old Technical College

Well-positioned in the Preston Park area with easy access to both Brighton and Preston Park Train Stations and the amenities of Preston Road. A ONE-BEDROOM SPLIT-LEVEL, GROUND FLOOR RECENTLY CONVERTED PERIOD APARTMENT with access to well-kept COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

Set on the ground floor of The Old Technical College, this well-proportioned apartment forms part of a distinctive Victorian building with a fascinating educational history. Originally built as Preston Road Board School in 1880, the building later became part of Brighton's technical college network before being thoughtfully converted for residential use.

Presented to a good standard throughout, the apartment has a contemporary open-plan living, dining and kitchen space, creating a sociable main living area. The bespoke kitchen is finished with quartz worktops, a glass splashback and integrated appliances, including an induction hob, Bosch oven, fridge freezer and dishwasher. There is a good-sized double bedroom with fitted wardrobe space and an en-suite shower room, together with a separate ground-floor WC.

The specification includes Porcelanosa tiling and Duravit sanitaryware in the bathroom, triple-glazed aluminium windows, app-controlled heating and dimmable lighting in key areas. The living space also benefits from an integral Bluetooth sound system, while USB power points and a video entry system add further convenience.

Residents have access to beautifully landscaped communal gardens, along with bicycle storage and dedicated refuse and recycling facilities.





In the Local Area

Located on Preston Road, The Old Technical College enjoys a prime position directly next to Preston Park, which offers tennis courts and extensive landscaped green spaces.

A brief stroll takes you to the Seven Dials, a popular neighbourhood known for its selection of independent boutiques, cafés, and eateries. The seafront, Churchill Square shopping centre, and the major retailers along Western Road, plus the lively North Laines and South Lanes, are all easily accessible.

Frequent bus routes run to central Brighton and out toward Devil's Dyke, while Brighton and Preston Park railway stations, with their regular services to London, Gatwick, the South Coast, and further afield, lie within a mile away, providing excellent connections for commuters.

Further Information

The property is in a no parking development. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27. EPC rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

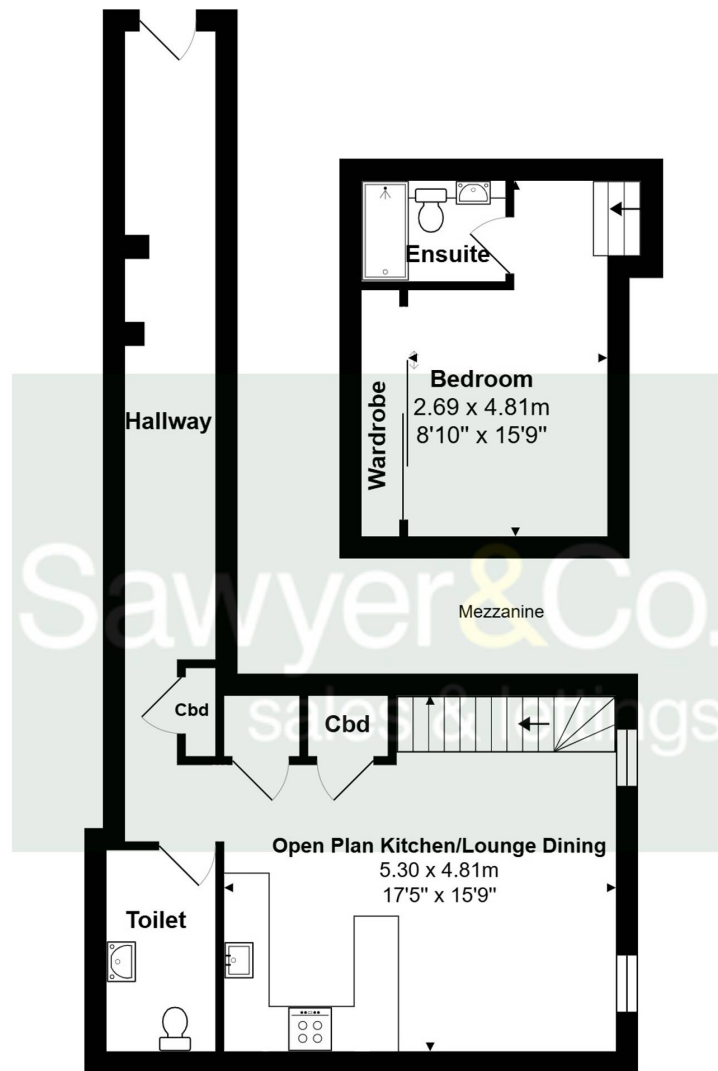
Unexpired term on lease - 995 years

Service Charge - £2,551 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Ground Floor

Total Area: 60.1 m² ... 646 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.