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Prestonville Road
Brighton
Offers Over £240,000







Prestonville Road

Brighton

Well-placed in popular Seven Dials, a well-proportioned ONE BEDROOM LOWER GROUND FLOOR PERIOD APARTMENT with a good-sized PRIVATE REAR GARDEN and its own OFF-STREET ENTRANCE.

Situated on the lower ground floor of a charming period terraced house, this property benefits from its own private entrance. The apartment comprises a spacious lounge, a separate kitchen, a double bedroom with fitted wardrobes, and a bathroom.

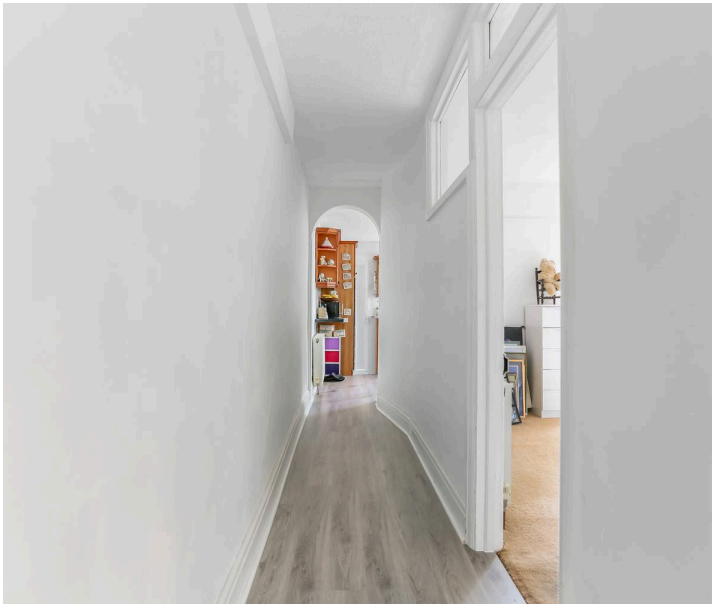
The property also boasts a good-sized private rear garden, accessed via the kitchen, making it ideal for entertaining and outdoor dining during the summer months.

In the Local Area

The streets surrounding Seven Dials offer the best of both worlds, combining a peaceful family friendly atmosphere with the hubbub of the many independent shops, bars and restaurants that include the Flour Pot Bakery, Small Batch Coffee and Le Gourmet Delicatessen. The Prestonville Arms offers real ale and local art displays, while Upper Hamilton Road offers additional local amenities including the family-friendly gastro pub The Chimney House and the award-winning Joe's Café.







The green open spaces of St Ann's Well Gardens and Dyke Road Park, with its open-air theatre and children's playground and rose gardens are both only a short walk away and the seafront is within walking distance.

Regular bus services run into the centre of Brighton and out to Devils Dyke, while Brighton mainline train station is approximately half a mile away offering convenient commuter links.

Further Information
The property is situated in Parking Zone A. Currently the property is in Council Tax band A which was charged at £1,719.63 for 2026/27.

EPC rating - D

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 - 103 years

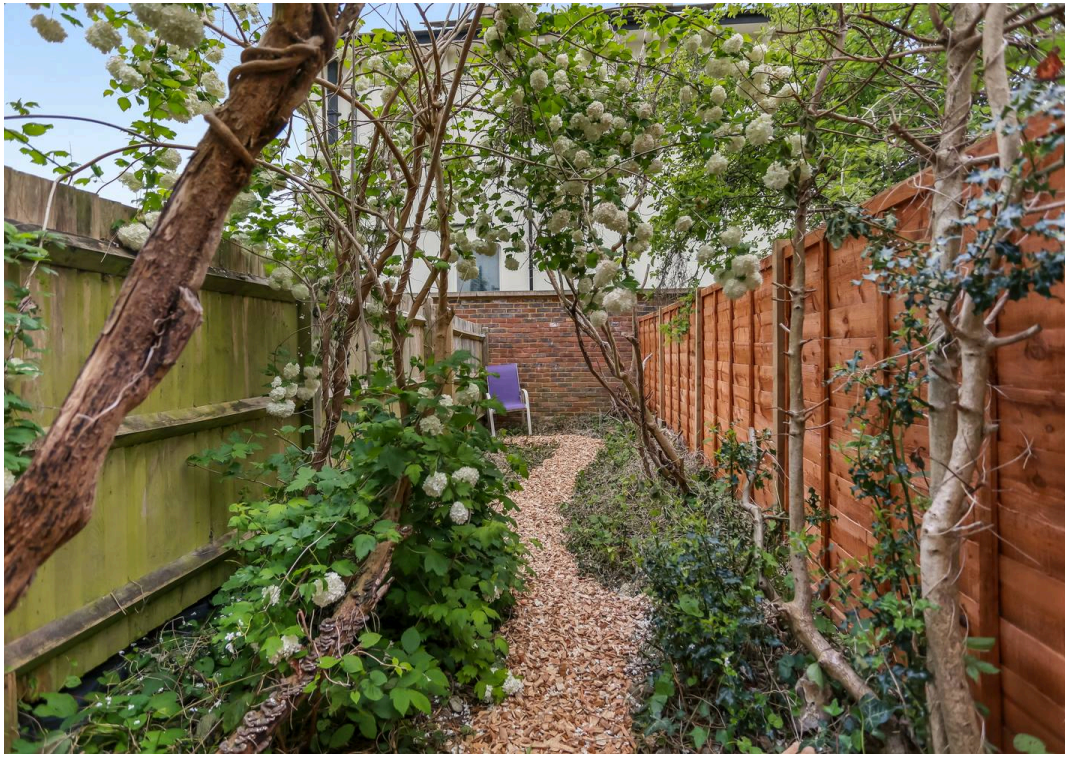
Service Charge - £960 pa

Ground Rent - £1 pa

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











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Total Area: 54.9 m² ... 591 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.