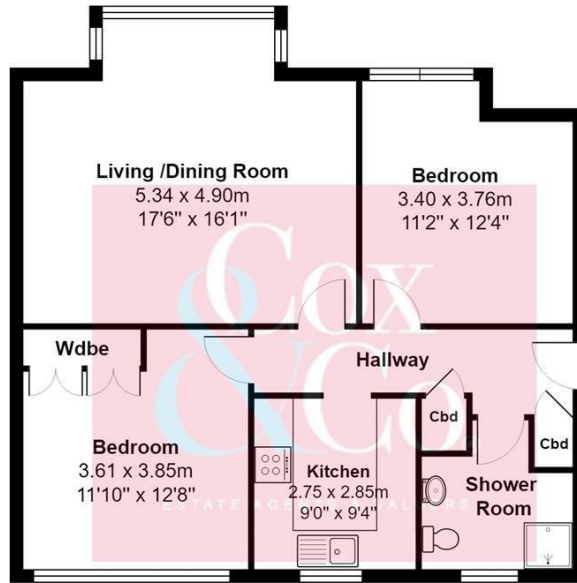




- Purpose Built Aparment
- New 100 Year Lease
- Modern Fitted Kitchen
- Lounge & Dining Room
- Close To Preston Park Train Station
- Two Double Bedrooms
- Garage
- Modern Shower Room WC
- No Chain & Vacant Possession
- Fourth Floor

Withdean, Brighton

Price: £300,000 Leasehold



Total Area: 71.4 m² ... 769 ft²

All measurements are approximate and for display purposes only



Cox & Co are pleased to offer this fourth-floor apartment located in this smart purpose-built development in the Withdean district of Brighton.

The property is in close proximity (0.6 Mile) of Preston Park's commuter station, offering services to both Brighton & London City Centres. Bus services are close by, as are road links to the A23/M23 (Gatwick, London etc) and the A27 Brighton-by-pass.

The accommodation comprises a light Entrance Hall, spacious Lounge/Dining Room, Two Double Bedrooms, newly fitted Kitchen and Shower Room/WC.

Externally there are communal gardens, and the property has its own private garage.

The property has a new 100-year lease with a fixed ground rent of £200 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	