



The Old Technical College, Preston Road, Brighton, BN1 4QG

Offers In Excess Of £500,000

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Discover a stylishly designed maisonette with a private garden in Brighton's sought-after Preston Park area. Close to transport links, this two-bedroom property offers a modern living space and high-quality finishes.

Introducing a remarkable opportunity to own a stunning two-bedroom maisonette situated in the historic Old Technical College, located in the heart of vibrant Brighton. This well-designed property offers a harmonious blend of contemporary living and historical charm, with a range of sought-after features that elevate it above the ordinary.

As you step in you'll immediately appreciate the spaciousness and light that fills this remarkable home. The open-plan living area provides an ideal setting to relax and entertain, with ample space for both lounging and dining. The thoughtfully designed kitchen boasts sleek quartz worktops, and integrated appliances, ensuring a modern and stylish culinary experience.

A highlight of this exceptional maisonette is its private south/west-facing garden. The garden is perfect for hosting summer barbecues, gardening enthusiasts, or simply for those seeking a tranquil outdoor oasis to unwind after a long day.

Both bedrooms are generously sized and provide a serene sanctuary for rest and rejuvenation. The main bedroom benefits from built-in wardrobes, offering ample storage space, while the second bedroom can easily accommodate guests or serve as a home office or study area. The stylish bathrooms feature luxurious Porcelanosa tiling and high-quality fixtures, completing the sophisticated atmosphere of this beautiful property.

Convenience is a key feature of this maisonette, with its prime location in close proximity to Brighton Mainline Station and Preston Park Station. Commuting to London or exploring the nearby coastal towns has never been easier. In addition to the excellent transport links, Brighton's vibrant city centre is just a short distance away, providing an array of shopping, dining, and entertainment options.

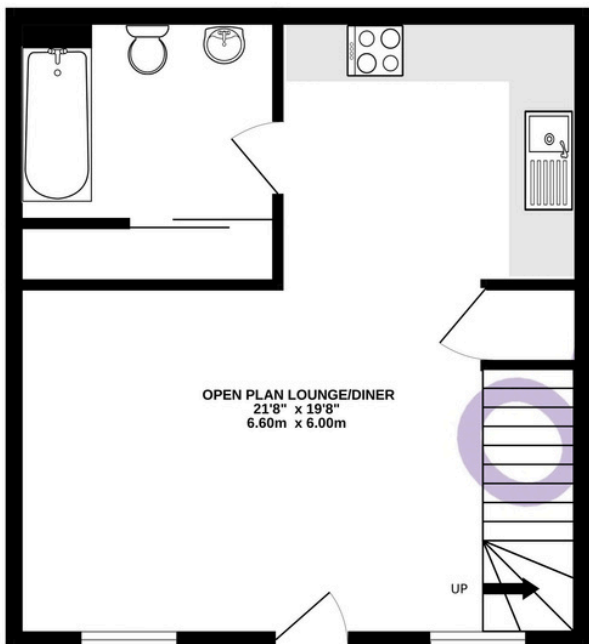
The property also benefits from having a share of the freehold, granting added security and ownership of the building. The remainder of ten year new build warranty. App-controlled heating and dimmable lighting add a touch of modernity, allowing you to easily control the ambiance of key areas within your home.

With an internal floor area of 852 square feet (79 square meters), this maisonette offers ample space for comfortable living. Whether you are a professional couple, first-time buyer, or looking for a stylish pied-à-terre, this property is an ideal investment.

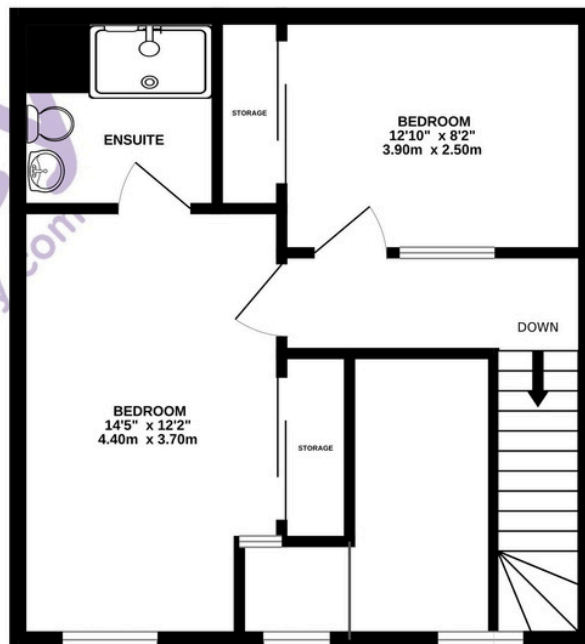
Don't miss this rare opportunity to own a meticulously designed maisonette in Brighton's desirable Old Technical College. Contact us today to arrange a viewing and embark on the next chapter of your life in this stylish and well-located property.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 853sq.ft. (79.2 sq.m.) approx.
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21-38	F		
1-20	G		

Agents Notes

Tenure Share of Freehold
999 Year Lease Term From 2021
Service Charge- Approx £2,274.80 Per Annum
Ground Rent N/A
Council Tax Band D



Please note:

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