



**The Park Apartments, London Road, Brighton, BN1 6YL**

Offers In Excess Of £280,000



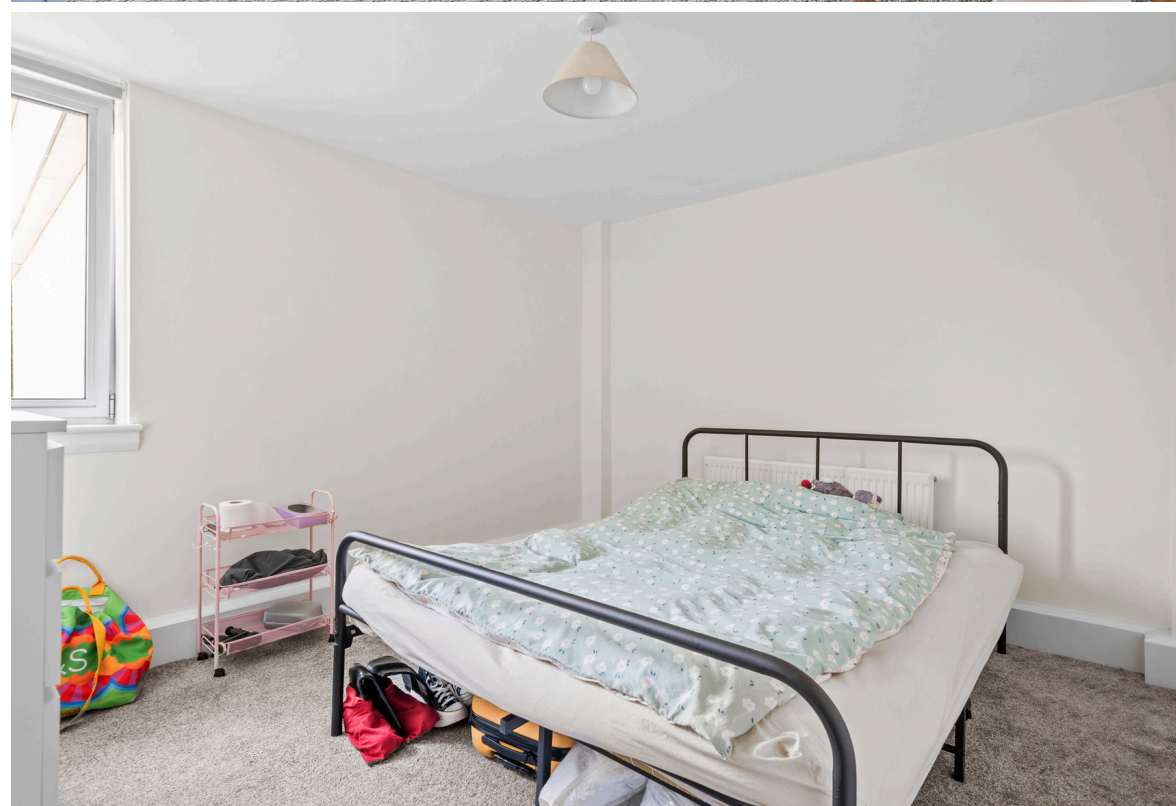
# The Park Apartments, London Road, Brighton, BN1 6YL

Situated on London Road, Brighton, this impressive first-floor apartment presents an exceptional opportunity for those seeking a contemporary and convenient lifestyle. Boasting a generous 770 square feet of meticulously designed living space, this two-bedroom, two-bathroom residence is part of a modern, purpose-built block, offering an array of desirable features and amenities.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home. The spacious reception room provides an ideal setting for relaxation and entertaining, offering ample natural light and a comfortable atmosphere. From here, access is granted to a private balcony, a true highlight of this property. The balcony offers delightful views towards the verdant expanse of Withdean Park, providing a tranquil outdoor space perfect for enjoying a morning coffee or an evening drink, whilst observing the changing seasons.

This apartment thoughtfully comprises two well-proportioned bedrooms. The master bedroom benefits from the convenience of an en-suite shower room, providing a private sanctuary for residents. The second bedroom is equally versatile, suitable for guests, a home office, or a child's room. A separate, contemporary family bathroom serves the second bedroom and guests, ensuring comfort and practicality for all occupants.

One of the significant advantages of this property is its prime location. Situated close to Preston Park Railway Station, it offers excellent connectivity for commuters, with direct links to London and other major destinations. The proximity to local amenities, shops, and eateries along London Road further enhances its appeal, providing everything one might need within easy reach. Brighton's vibrant city centre, with its eclectic mix of culture, entertainment, and seafront attractions, is also readily accessible.











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Beyond the apartment itself, residents benefit from a suite of communal facilities designed to enhance daily living. An allocated parking space within a secure, gated car park provides peace of mind and convenience, a highly sought-after feature in Brighton. A passenger lift ensures easy access to the first floor, making daily errands effortless. Furthermore, residents have exclusive use of a communal gym and sauna, offering superb opportunities for fitness and relaxation without leaving the comfort of home.

This is an ideal opportunity for first-time buyers, young professionals, or those looking for a convenient lock-up-and-leave property. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this superb apartment affords.

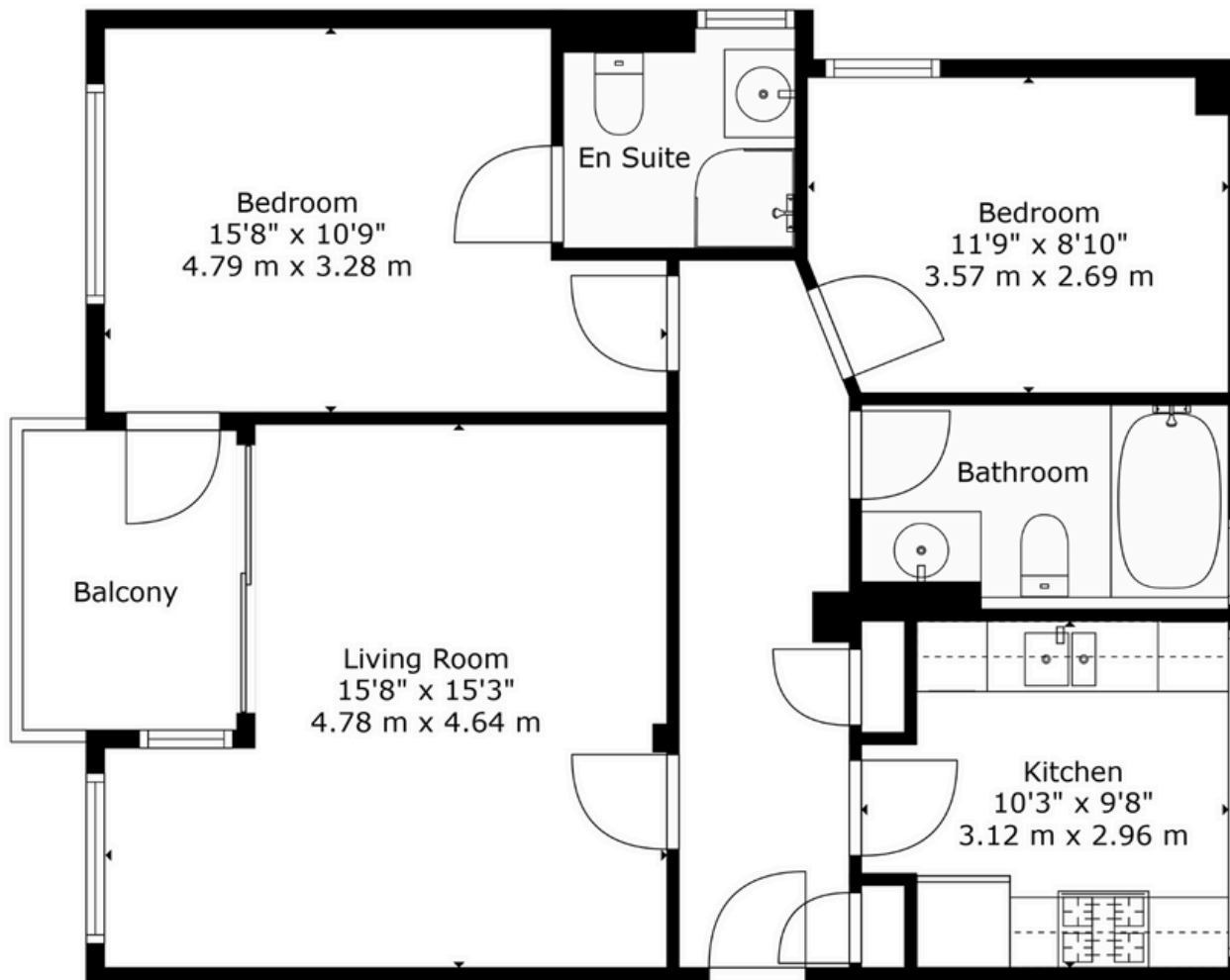
- First Floor Apartment In Modern Purpose Built Block
- Two Bedrooms, Family bathroom + En-suite Shower Room
- Balcony With Views Towards Withdean Park
- Close To Preston Park Railway Station
- Allocated Parking Space In Gated Car Park
- Passenger Lift
- Use Of Communal Gym & Sauna
- No Chain
- 770ft<sup>2</sup> / 72m<sup>2</sup>





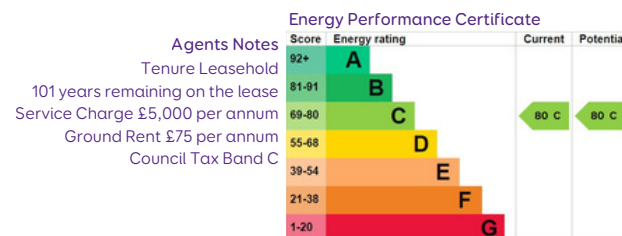






**TOTAL: 770 sq. ft, 72 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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