

Cypress Villa, Preston Road, Brighton, BN1 6HU

fox & sons

welcome to

Cypress Villa, Preston Road, Brighton

Exceptional raised ground floor period conversion in sought-after Preston Park. Filled with natural light from impressive sash windows and high ceilings, offering open-plan living, allocated parking, communal gardens and bike storage, moments from Preston Park Station.













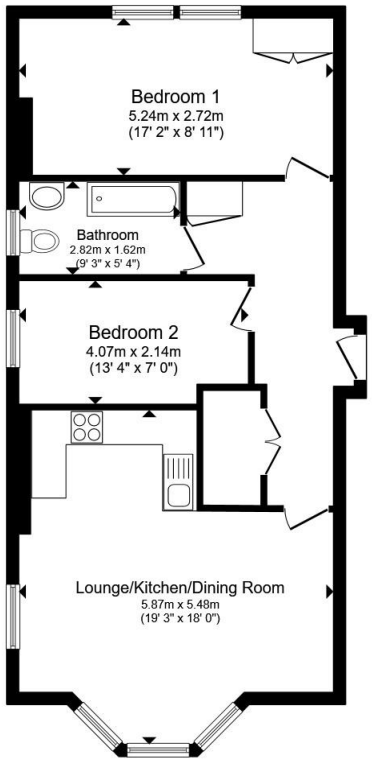
Occupying an elegant, raised ground floor position within the distinguished Cypress Villa, this exceptional period conversion effortlessly combines timeless character with contemporary living. Flooded with natural light through dramatic double glazed sash windows and showcasing impressive ceiling heights, the apartment offers a bright and beautifully proportioned interior perfectly suited to professionals, couples or young families.

The heart of the home is an impressive open-plan living space where period charm meets modern practicality, creating an inviting environment for both everyday living and entertaining. Externally, original architectural features enhance the sense of grandeur, while the abundance of natural light provides a warm and uplifting atmosphere throughout.

Set within one of Brighton's most sought-after locations, the property enjoys an enviable position just moments from Preston Park Station, providing swift links to London and beyond. Preston Park itself is within easy reach, while Brighton city centre, with its vibrant café culture, acclaimed restaurants, independent boutiques and seafront attractions, is readily accessible.

Tucked away within generous, well-maintained communal grounds, the property offers a rare sense of privacy and security. Further benefits include an allocated parking space, extensive communal gardens and a dedicated bike store, ideal for commuters and cycling enthusiasts alike.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 66.2 m² (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- ELEGANT RAISED GROUND FLOOR FLAT
- SUPERB CEILING HEIGHT AND IMPRESSIVE DOUBLE GLAZED SASH WINDOWS
- BRIGHT OPEN PLAN LIVING ACCOMMODATION
- ALLOCATED PARKING SPACE
- LARGE COMMUNAL GARDENS & SECURE BIKE STORAGE
- PRIVATE AND SECURE DEVELOPMENT
- MOMENTS FROM PRESTON PARK STATION
- CLOSE TO PRESTON PARK AND BRIGHTON CITY CENTRE

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3720.00
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106886

The Property Ombudsman

Property Ref:
PRP106886 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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