


# Leahurst Court Road

, Brighton, BN1 6UZ

**£700,000**

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## Description

Avard Estate Agents are delighted to offer for sale this unique and rarely available three-bedroom link-detached house, ideally positioned within a quiet cul-de-sac and less than a five-minute walk from Preston Park Station.

The property offers a fantastic combination of space, location and practicality, with the added benefit of both a garage and private driveway parking — a particularly valuable feature for the area.

Internally, the accommodation comprises three generously sized double bedrooms, providing excellent flexibility for families, sharers or those requiring additional space for guests or home working.

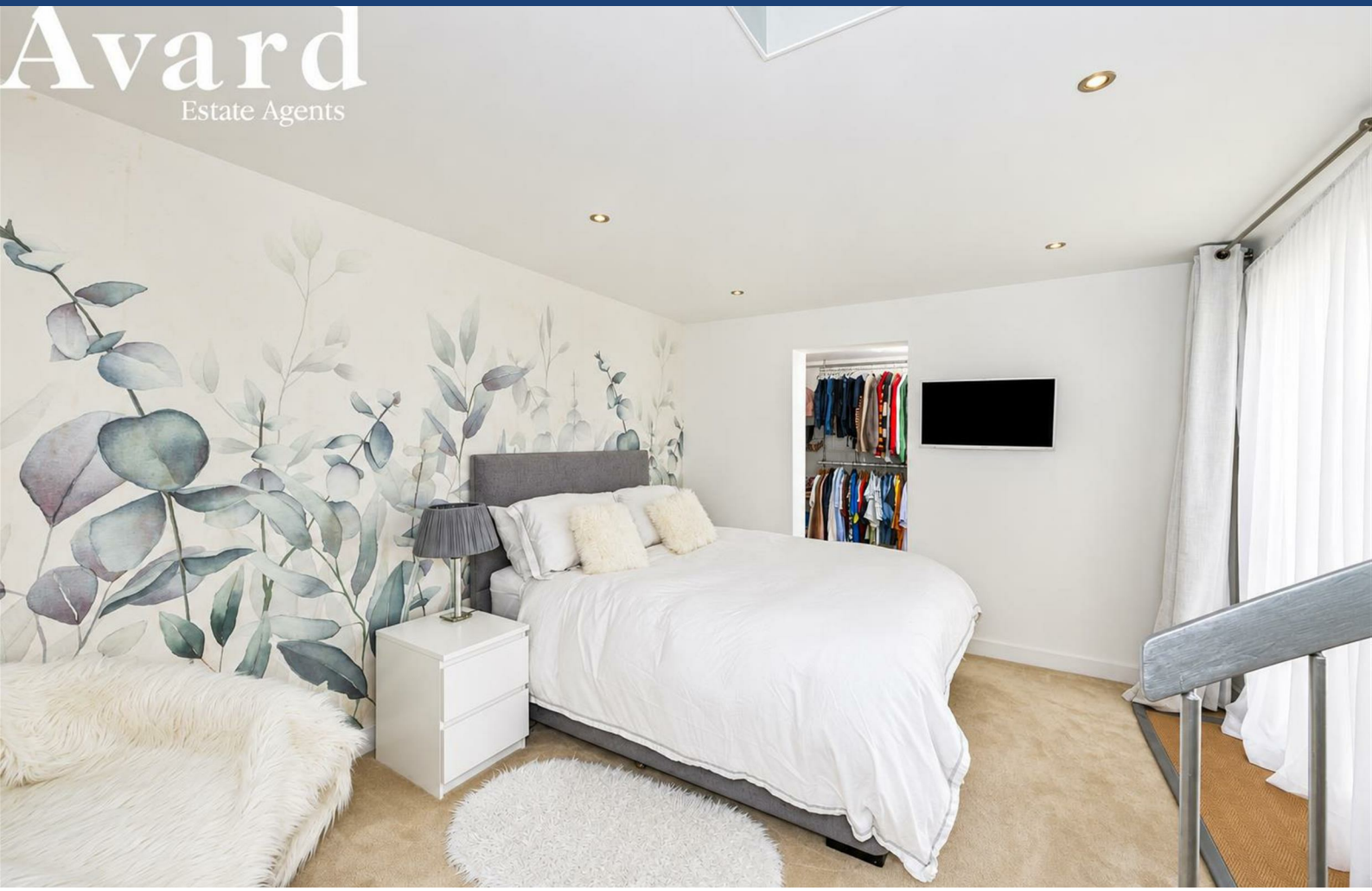
The principal bedroom is a particularly impressive feature, benefiting from its own ensuite shower room together with a dedicated dressing area, creating a comfortable and private principal suite.

The property also features a well-proportioned kitchen with ample space for a dining table and chairs, while the layout could equally accommodate a home-working area or desk, making it well suited to modern lifestyles.

Situated in this peaceful cul-de-sac, the property enjoys a desirable residential setting while remaining within easy walking distance of Preston Park Station, providing excellent rail links to Brighton, London and beyond.

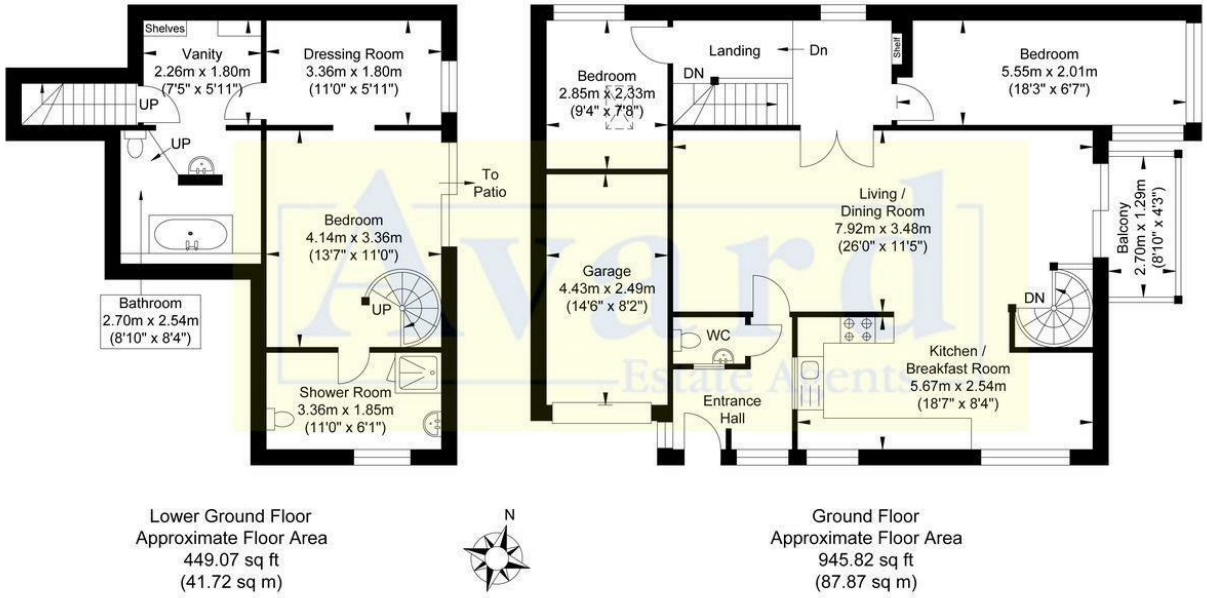
With its uniquel link-detached design, three double bedrooms, principal bedroom with ensuite and dressing area, garage, driveway parking and exceptional proximity to Preston Park Station, this is a property that offers something genuinely different and is sure to attract strong interest.




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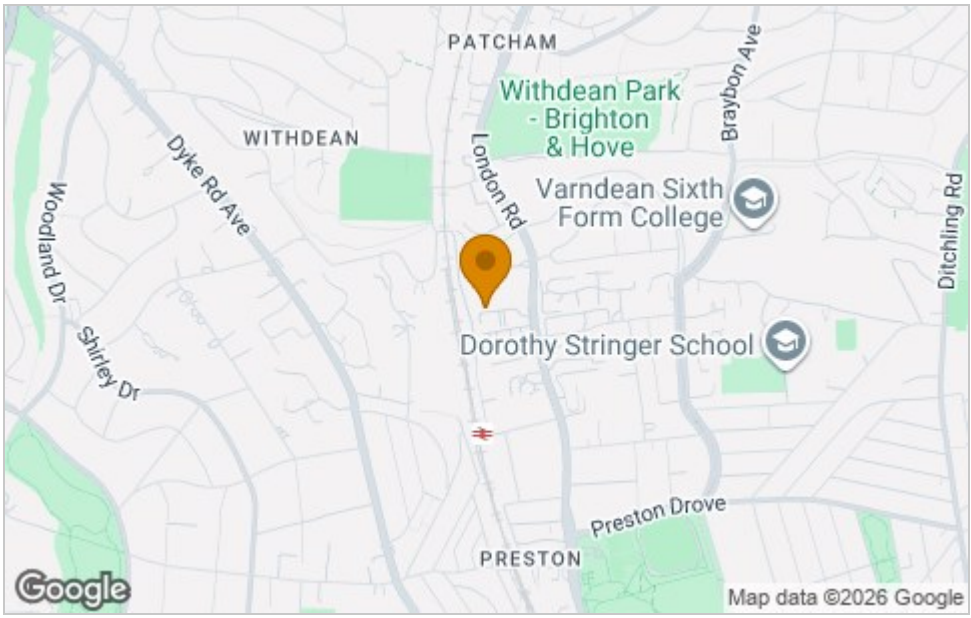

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## Floor Plan

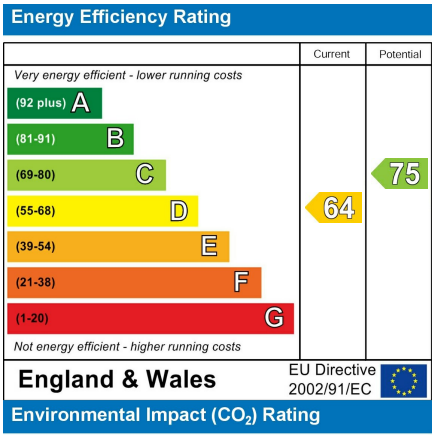



Approximate Gross Internal Area (Including Garage) = 129.59 sq m / 1394.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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