

# PHILLIPS & STILL

London Road, Brighton

Asking Price £350,000



- **Fantastic three bedroom apartment in a desirable gated development**
- **Balcony with views over Withdean Park**
- **Residents Gym & Sauna**
- **Allocated Parking**
- **Excellent transports links with easy access**

Swift access to A23/A27

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



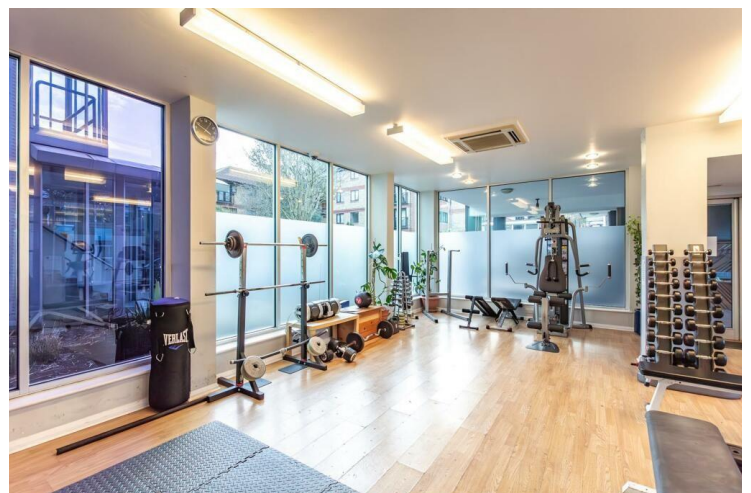
Situated within the exclusive gated development of The Park Apartments on London Road, Brighton, this exquisite three-bedroom residence combines luxury living with the tranquility of a park-side setting. Located directly opposite Withdean Park, this property offers not only scenic views but also an enviable level of privacy and convenience.

The apartment opens into a welcoming entrance hallway, leading into a spacious, separate living room that is perfect for both relaxation and entertaining. Large windows flood the room with natural light, while the private balcony, accessible from the living room, provides an inviting outdoor space with beautiful views over Withdean Park—ideal for unwinding or hosting guests in a picturesque setting.

The kitchen, positioned separately from the living room, is thoughtfully designed with modern elegance and functionality in mind. Fully equipped with premium appliances and ample cabinetry, the kitchen combines style with practicality, making it an inspiring space for cooking and casual dining.

Each of the three bedrooms has been designed with comfort in mind. The primary bedroom features its own en-suite bathroom, while the two additional bedrooms are well-proportioned and share access to a stylish family bathroom, making it perfect for family living or hosting guests.

As a resident of The Park Apartments, you'll enjoy access to a range of exclusive amenities, including a private gym and sauna, allowing you to maintain a wellness-focused lifestyle without ever leaving the development. The property is gated for enhanced security and includes well-maintained communal areas as well as on-site parking facilities.



## Accommodation

ENTRANCE HALL

SITTING ROOM

14' 1" x 13' 9" (4.29m x 4.19m)

KITCHEN

11' 1" x 8' 10" (3.38m x 2.69m)

BEDROOM

12' 1" x 8' 10" (3.68m x 2.69m)

BEDROOM

19' 00" x 9' 6" (5.79m x 2.9m)

ENSUITE

BEDROOM

11' 5" x 9' 6" (3.48m x 2.9m)

BATHROOM

BALCONY

## London Road



Approximate Floor Area  
806.21 sq ft  
(74.90 sq m)

Approximate Gross Internal Area = 74.90 sq m / 806.21 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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