

PHILLIPS & STILL



- A Light & Spacious Purpose Built Apartment
- Three Double Bedrooms
- Central Location Moments From The Sea
- Spacious Living Room / Kitchen
- Share Of Freehold

Little Preston Street, Brighton, BN1 2HQ

Asking Price £399,950

A spacious and well-presented three-bedroom duplex apartment in a prime central Brighton location, just moments from the seafront and city centre. Set within a modern purpose-built block, the property features a bright reception room, contemporary kitchen with breakfast bar, and a smart family bathroom with additional WC. Ideally situated near excellent local amenities and transport links, including Brighton Station.



Property Description

Preston Lodge is a smart, contemporary block of apartments enviably positioned on Little Preston Street, one of Brighton's most sought-after addresses. Ideally situated between the dynamic Brighton seafront and the bustling city centre, this location offers the very best of coastal living with the convenience of urban amenities just moments away. The area is popular with a wide range of residents, from professionals and creatives to students and families, all drawn by its vibrant character, eclectic mix of independent shops, welcoming cafés, traditional pubs, and a strong sense of community. Excellent transport connections are close at hand, with frequent bus services running along Western Road and Brighton Mainline Station less than a mile away, offering swift access to London and the surrounding areas.

Set over two floors within this purpose-built development, the apartment offers a superb amount of space and has been thoughtfully laid out to suit modern living. The interiors are clean and neutral, providing a blank canvas for personalisation and style. On the lower floor, you are welcomed by a generous entrance hall leading into a bright and spacious reception room. Large windows allow natural light to flood in, creating a warm and inviting living space. This room flows partially open-plan into a well-designed contemporary kitchen, making it ideal for entertaining or relaxed everyday living. The kitchen features a practical layout with ample worktop and cupboard space, integrated appliances, and a breakfast bar for casual dining.

Upstairs, the apartment offers three double bedrooms, each with a light and airy atmosphere. These rooms are generously proportioned, easily accommodating double beds and additional furnishings, while also offering potential for use as home offices or creative spaces. The flexibility of the layout makes the apartment suitable for a range of lifestyles, whether you're a growing family, a professional couple, or sharers.

The main bathroom is smartly presented with a crisp white suite comprising a full-sized bath with shower over, wash hand basin, and WC. A separate additional WC adds further convenience for guests or busy households. Storage is well considered throughout the property, with built-in cupboards and thoughtful use of space enhancing the practicality of the home.

Preston Lodge also benefits from secure communal areas, a well-maintained exterior, and a welcoming sense of residential calm despite its central location. With the beach just a short stroll away and all that Brighton has to offer within easy reach, this apartment presents an exceptional opportunity to enjoy spacious, stylish living in the heart of one of the UK's most vibrant coastal cities.



Accommodation

GROUND FLOOR

ENTRANCE HALL

KITCHEN

W.C

KITCHEN

12' 2" x 10' 09" (3.71m x 3.28m)

LIVING ROOM

19' 0" x 14' 07" (5.79m x 4.44m)

FIRST FLOOR

BATHROOM

BEDROOM

15' 9" x 9' 8" (4.8m x 2.95m)

BEDROOM

19' 5" x 9' 8" (5.92m x 2.95m)

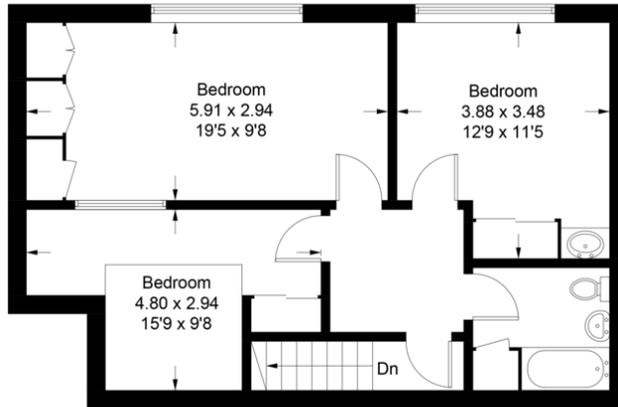
BEDROOM

12' 9" x 11' 5" (3.89m x 3.48m)

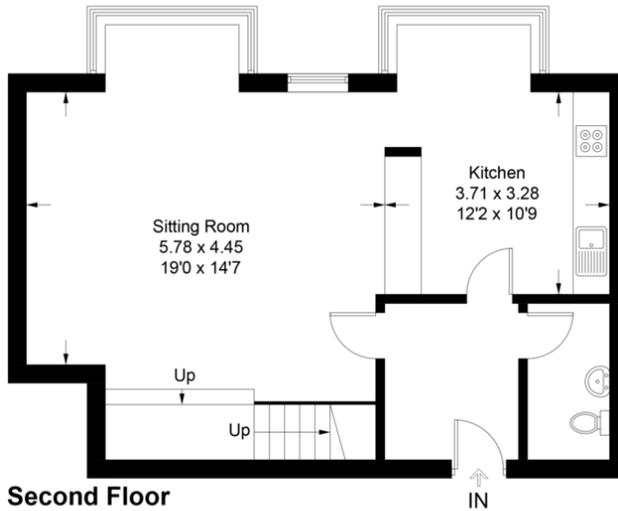


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Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft



Third Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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