



Park Apartments, BN1  
£300,000 - £325,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

## INTRODUCING

# London Road, Brighton, BN1

- 3-bedroom fifth floor apartment in Withdean
- Communal gym and sauna
- Private balcony with park views
- Recently re-cladded for optimum safety
- Allocated parking space
- Close to Preston Park Station and A23/A27
- Excellent school catchment
- Close to Withdean sports Complex

The Park Apartments at Withdean stand out from their neighbours with manicured grounds and a colourful modern exterior. This contemporary three-bedroom flat resides on the fifth floor, benefitting from a large east-facing balcony that can be accessed from the generous living room principal bedroom.

These modern apartments are hugely popular in the Preston Park and Withdean location. Surrounded by secure gates and on-site parking, there is also a communal gym and sauna which give it an extra edge. As you enter the lobby it feels more akin to a hotel foyer, where a tall steel lift takes you up to the fifth floor where your door is clearly numbered. Stepping inside, you are welcomed into a wide entrance hall with engineered oak flooring which flows into the spacious living room to the right.

Full height double glazed windows frame a gorgeous leafy backdrop which can be enjoyed from the balcony during warmer weather for drinks and dining alfresco. Inside, there is ample room for homely furnishings and formal dining as the kitchen is conveniently close by.

In here, streamlined white units run along each wall topped with practical laminate worktops. Below these the electric oven and dishwasher have been integrated, as has the fridge freezer, and the gas hob has been inlaid. Space has been left for a washing machine and the window has views to the rear which are also leafy, but with a westerly aspect for that warm sunset light.

Nearby, the bathroom is a lovely light room with white brick wall tiles and a roomy shower cubicle. All three bedrooms are double with the principal room sharing balcony access and the same park views as the living room, so it is perfect for lazy weekend mornings during summer, to enjoy your coffee and the papers in the sunshine.





## LOCATION GUIDE

### Education

**Primary:** Westdene Primary School

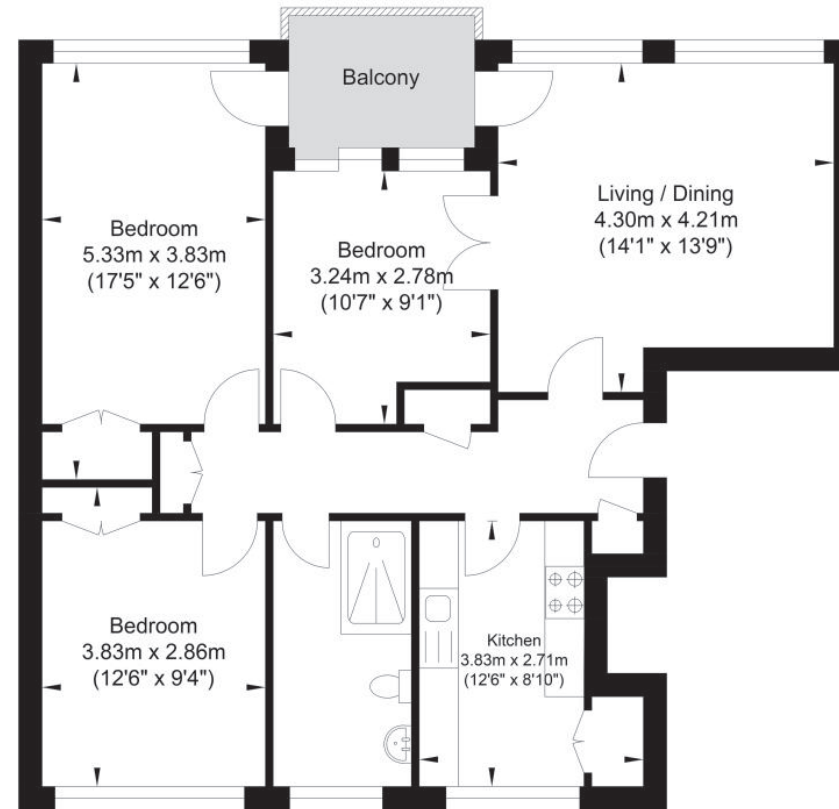
**Secondary:** Patcham High School, Cardinal Newman RC

**Private:** Brighton College, Lancing College

Perfectly positioned for commuters, you are just a short walk from Preston Park Station and the A23/A27 are just minutes away, plus you are in the catchment for several popular schools, meaning this would be popular with professional sharers, investors and families alike.

Withdean Park is opposite with its puppy park and an array of beautiful trees for picnicking under, plus Preston Park with its festivals and sporting events is a short walk away. You can jump on the train at Preston Park Station and be in the city in 4 minutes where you'll find the North Laine, Royal Pavilion, Theatres and of course Brighton Beach – so you get the best of all worlds living here. It also boasts an allocated parking space and a communal gym and sauna, so it is sure to attract many.

## Park Apartments, Brighton



Approximate Floor Area  
848.08 sq ft  
(78.79 sq m)



Approximate Gross Internal Area = 78.79 sq m / 848.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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