

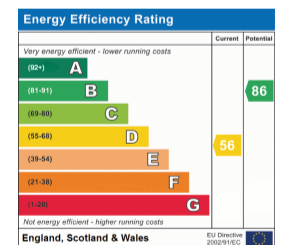
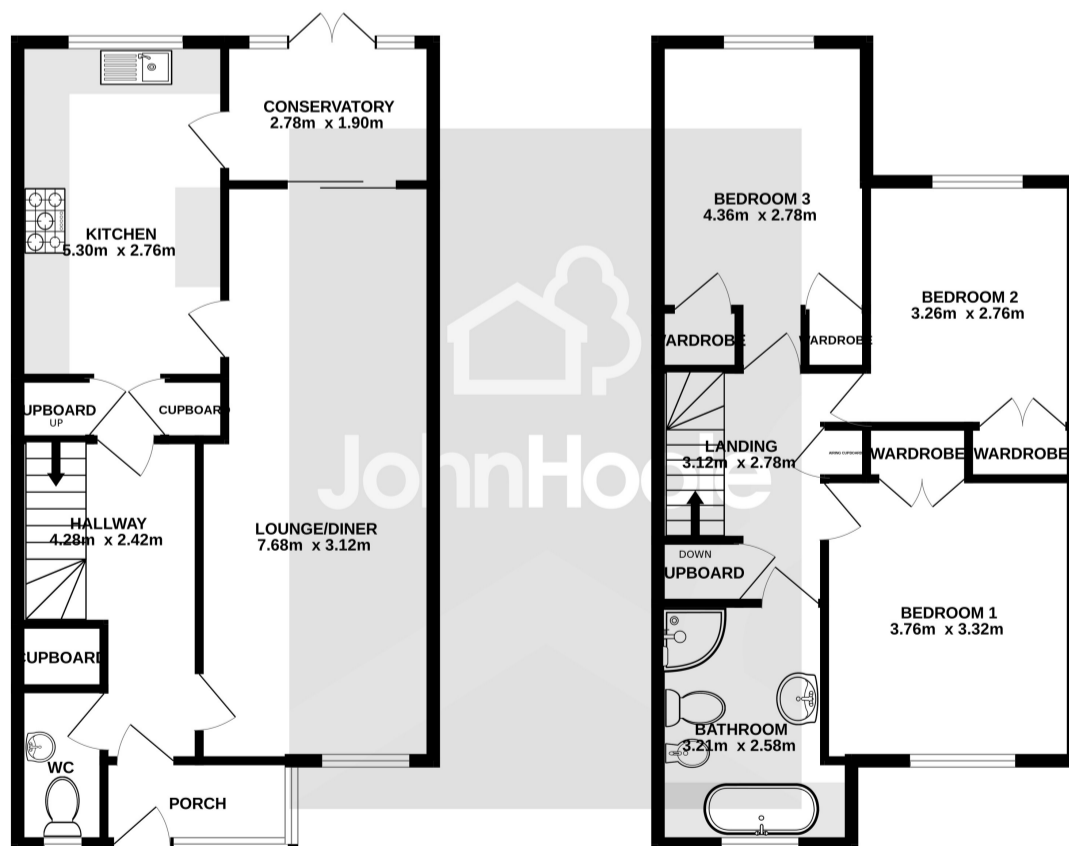


Grange Close, Brighton, BN1 6AP
 GUIDE PRICE £500,000 - £525,000



GROUND FLOOR
 49.2 sq.m. approx.

1ST FLOOR
 50.9 sq.m. approx.



TOTAL FLOOR AREA: 100.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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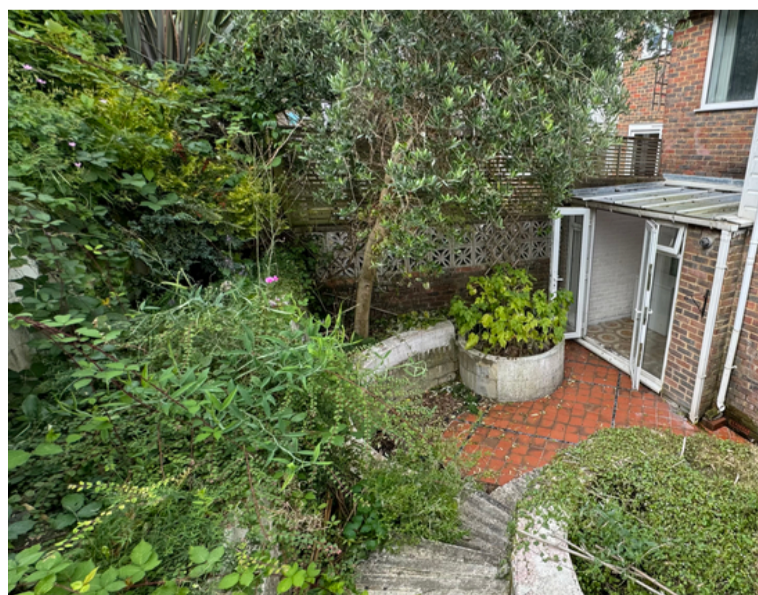
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Located in the highly desirable Preston Park area, this spacious three-bedroom family home presents an excellent opportunity for those looking to personalize and add value. Nestled in a quiet cul-de-sac, Grange Close offers a tranquil living environment while being just moments from local amenities. The ground floor boasts a bright and airy 25ft through living and dining room, featuring a floor-to-ceiling window that floods the space with natural light. This leads into a conservatory that opens directly onto the patio and garden, creating a perfect flow for indoor-outdoor living. The fitted kitchen is equipped with integrated Neff appliances, and there is the added convenience of a downstairs WC. Upstairs, you'll find three generously sized double bedrooms and a spacious family bathroom, which includes both a bath and a separate shower cubicle. Outside, the property features a driveway with parking for one car, as well as access to an integrated single garage. Grange Close enjoys a prime location just off London Road, opposite the beautiful Preston Park, and within easy reach of Preston Village. Both Brighton and Preston Park train stations are within walking distance, offering direct links to London, while the A23 provides excellent road connections to Gatwick and beyond. Regular bus routes nearby offer quick access to Brighton city centre. This property is a fantastic option for families, and early viewing is highly recommended.



- TERRACED 3 DOUBLE BEDROOM PROPERTY
- LARGE DOUBLE RECEPTION ROOM
- FRONT AND REAR GARDEN
- SINGLE GARAGE AND OFF-ROAD PARKING
- LARGE FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- LOFT SPACE
- CONSERVATORY
- SCOPE FOR REFURBISHMENT