



Apartment (EPC Rating: )

**9A PRESTONVILLE RD, BRIGHTON, BN1  
3TL**

PCM

**£1,300 PCM**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

\*1 BED GARDEN FLAT // CENTRAL 7 DIALS LOCATION // IDEAL FOR COMMUTERS\*

A spacious 1 bedroom garden flat in a fantastic residential location close to the ever popular 7 Dials area and less than 10 minutes walk Brighton Mainline Train Station!

The flat comprises of a large and bright living room to the front, a roomy double bedroom with a large wardrobe, a modern shower room, homely kitchen with dining space and a secluded patio garden complete with table & chairs.

The property has it's own private entrance and benefits from double glazed windows throughout & gas central heating.

Sofa & Dining Table can stay.


Available April 2024.





Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

**01273 253000**

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Agents Note: Whilst every care has been taken to prepare these 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.