



Apartment (EPC Rating:)

**LGF, 111A PRESTON ROAD, BRIGHTON,
BN1 6AF**

PCM

£1,700 PCM

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

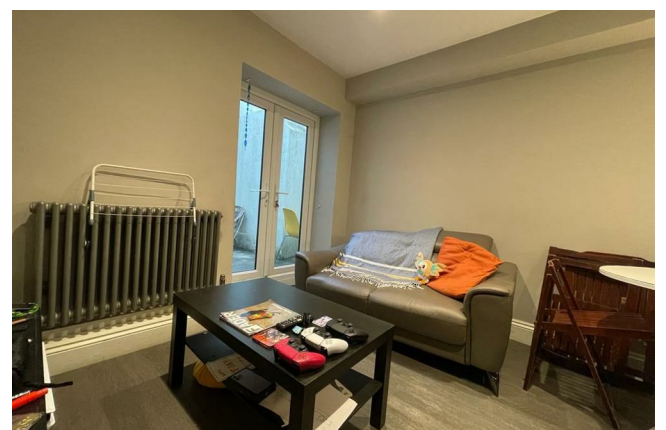
MODERN THROUGHOUT // 2 DOUBLE BEDROOMS // AVAILABLE SUMMER 2025

A modern 2 double bedroom apartment in a fantastic student location having London Road train station within a short walk and also having Brighton mainline train station and city centre within half a mile.

The flat benefits from a spacious open plan kitchen/living room opening onto a patio garden, 2 double bedrooms, a fitted modern shower room and its own private entrance.

Offered furnished the flat is available Summer 2025

Take a look at our Virtual Tour!





Lower Ground Floor

Total Area: 50.9 m² ... 548 ft²

All measurements are approximate and for display purposes only

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Call us on

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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.