

Bates Road, Brighton

East Sussex

Guide Price £300,000 to £325,000





Bates Road

Brighton

Excellently located in the quiet residential area of Bates Road, this TWO BEDROOM, FIRST FLOOR PURPOSE BUILT APARTMENT, features a PRIVATE SOUTH-FACING REAR PATIO GARDEN AREA.

Occupying the first floor, this well-presented property offers a thoughtfully designed layout that makes excellent use of the available space. The bright and inviting living area provides a comfortable setting for relaxation, with ample room for a dining table. Adjacent to the lounge is a generously sized fitted kitchen, offering plenty of cupboard space.

Across the landing are two spacious double bedrooms, complemented by a contemporary bathroom fitted with a white suite, as well as a convenient separate W/C.

Externally, the property benefits from a side garden space, as well as a good-sized private rear patio garden. With it's southerly aspect, this outdoor space enjoys the afternoon and evening sunshine, making it an ideal setting for entertaining guests or unwinding outdoors.

In The Local Area

Tucked away in a peaceful through road, this property enjoys a wonderfully quiet position within one of Brighton's most sought-after residential neighbourhoods.





The area is particularly popular with families, thanks to its proximity to the highly regarded Balfour, Dorothy Stringer and Varndean schools, all within easy walking distance. A range of everyday amenities can be found nearby in Preston Drove, Preston Village and Fiveways, while both Preston Park and Blakers Park offer excellent green spaces for recreation and relaxation.

For commuters, Preston Park Station is approximately a 10-minute walk away, providing direct links to Gatwick and London. Regular bus services also offer convenient access to Brighton city centre, the seafront and surrounding areas.

Further Information

The property is situated in Parking Zone F. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating – C

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website.

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

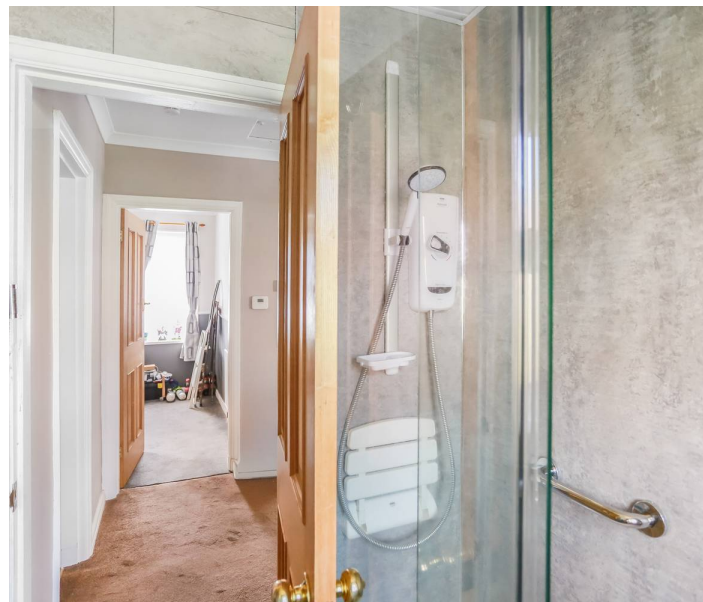
TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease – 178 years

Service Charge – £783.48pa

This information has been provided by the seller. Please obtain verification via your legal representative.







First Floor Flat

Total Area: 70.4 m² ... 758 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.