

Herbert Road, Preston Park BN1

Tenure: Freehold Borough: Preston Park

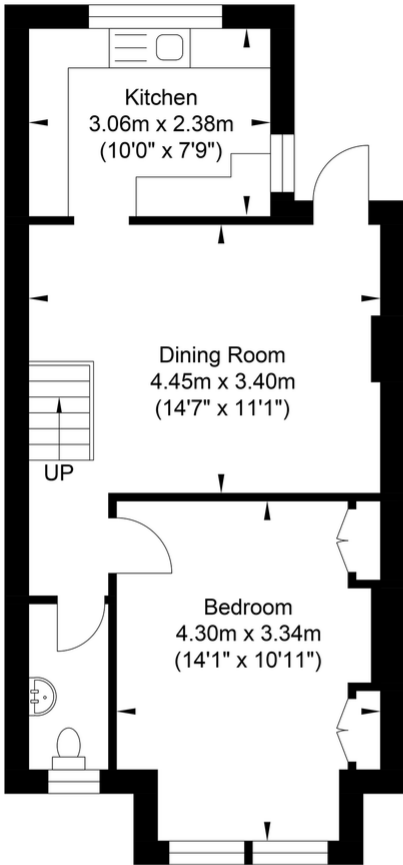
£675,000

- One of the few remaining houses in the road
- Close to excellent schools for all ages

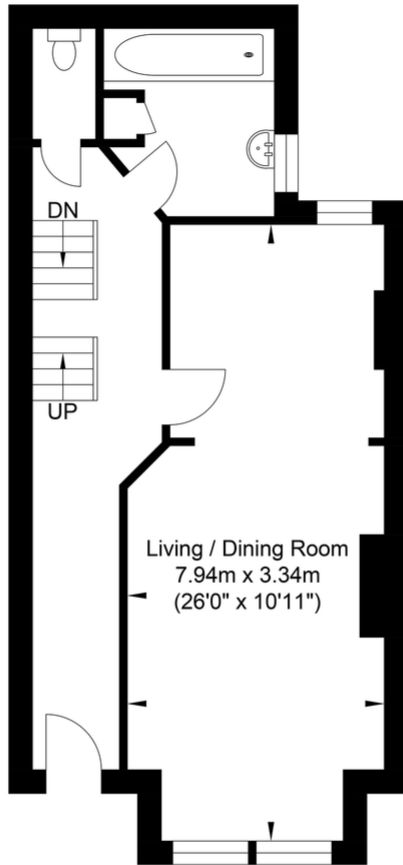


A charming three storey house on a quiet residential street just off Preston Park. There are many highly sought schools for all ages in the area and the shops and cafes at nearby Fiveways along with the open space of Preston park make this a very desirable family house. There is a delightful mature garden to the rear.

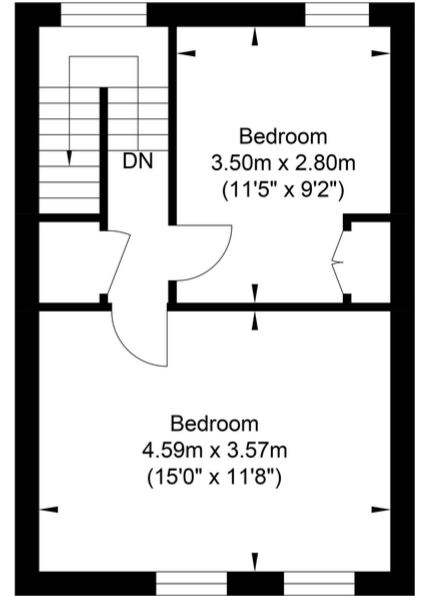
Herbert Road, Brighton



Lower Ground Floor
Approximate Floor Area
434.43 sq ft
(40.36 sq m)

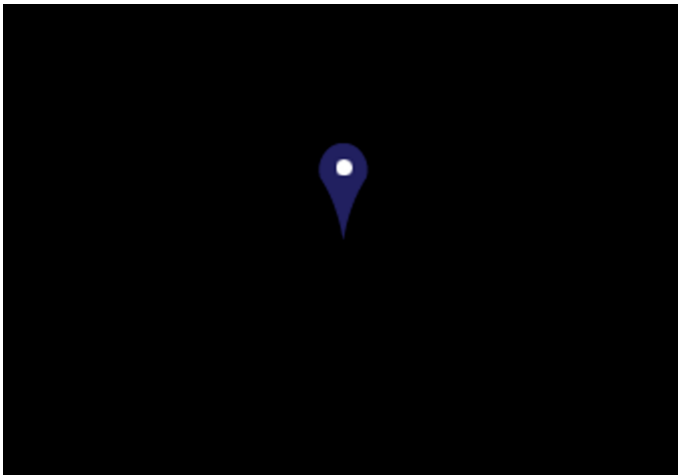


First Floor
Approximate Floor Area
434.43 sq ft
(40.36 sq m)



Second Floor
Approximate Floor Area
343.47 sq ft
(31.91 sq m)

Approximate Gross Internal Area = 112.63 sq m / 1212.33 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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4760201 Energy performance certificate (EPC) - Flat or energy certificate - GD/UK

Energy performance certificate (EPC)

15-100-1000077-PC10-0
Mid-terrace house
115 sq m

Energy rating: **D**

Valid until: 11 April 2031
Certificate number: 9121-9602-5294-5189-2268

Property type
Mid-terrace house

Total floor area
115 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions for letting a property with a low energy rating: [Landlord's guide to letting a property with a low energy rating](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

View this energy certificate digital certificate on gov.uk/energy-certificates/9121-9602-5294-5189-2268

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.