



Pinewood Close, BN1

Guide Price £500,000 - £550,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Pinewood Court, BN1

3 Bedrooms | 1 Bathrooms | 872 sq ft | Allocated Parking

This modern, three-bedroom terraced house is beautifully presented and offers a comfortable, contemporary living space. Located in a small, charming development, it benefits from an allocated off-street parking space and is just a minute's walk from Preston Park mainline station, making it an ideal home for commuters.

As you step into the property, you are welcomed by a light and airy entrance hall that sets the tone for the rest of the home. Off the hall, you'll find a convenient cloakroom featuring a W.C. and a wash hand basin, perfect for guests or everyday use. The spacious lounge, located at the rear of the property, is a bright and inviting space. With large French doors leading out to the garden, the lounge offers a seamless connection to the outdoors, making it a perfect spot to relax and unwind. The well-designed, modern kitchen is a real highlight, featuring sleek white gloss units, solid countertops, and integrated appliances. The addition of a breakfast bar enhances the kitchen's functionality, creating a sociable space ideal for entertaining or casual dining. The open-plan layout ensures that this area flows effortlessly into the living space, making it perfect for modern living.





On the first floor, you'll find two generously sized double bedrooms, each with built-in storage cupboards, providing ample space for your belongings. A third, equally spacious double bedroom offers flexibility, whether used as a guest room, home office, or additional living space. The modern family bathroom, located on this floor, is fully tiled and features contemporary fittings, ensuring both style and practicality.

Step outside, and you'll discover a private rear garden that is both tranquil and low-maintenance. The garden features artificial grass, making it a perfect space for year-round enjoyment with minimal upkeep. A decked patio area adds an ideal spot for al fresco dining or relaxing in the fresh air, while the surrounding trees offer privacy, creating a peaceful retreat that feels like an oasis of calm.

At the front of the property, a private driveway provides access to the allocated residents' parking area and additional cycle storage, offering convenience and security.

The location of this property is superb, being just a short stroll from the heart of Preston Village, where you can find a variety of local shops, a pub, a Sainsbury's supermarket, and a Costa coffee shop. The nearby Preston Park mainline station offers fast and frequent services into Brighton city centre and London, making this an ideal choice for commuters. The property also enjoys easy access to the A27 and A23 via the tree-lined London Road, and a nearby bus stop ensures that traveling across the city is simple and convenient.

This home offers the perfect combination of comfort, style, and convenience, making it an ideal choice for those seeking a modern lifestyle in a desirable location.









LOCATION GUIDE

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5

minute walk

Education

Primary: St Mark's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

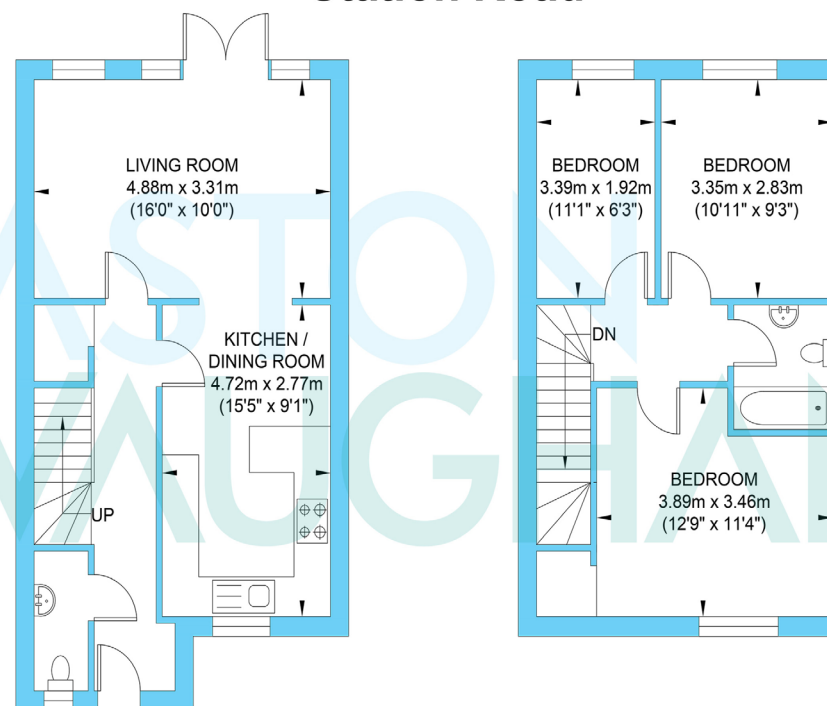
Private: Brighton College, Roedean, Lancing

Location Guide

Within walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas, this spacious apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass.' For the exclusive use of the residents of The Kemptown Estate they are private and secure, and a social focal point of a vibrant, inclusive community.

With local shops and cafés, a short stroll takes you to the fashionable café culture of Kemptown Village which hosts the County Hospital and Brighton College, a park and 72 par golf course are a few minutes away the arts venues and famous al fresco lifestyle of the Lanes are a five-ten minute cab ride and close to several bus routes, the city and station serving City Airport, Gatwick and London are easy to reach.

Station Road



Ground Floor
Approximate Floor Area
445.6 sq ft
(41.4 sq m)



First Floor
Approximate Floor Area
426.2 sq ft
(39.6 sq m)

Approximate Gross Internal Area = 81.0 sq m / 872.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.