



Rookery Close

Brighton

mishons



Set in the heart of the ever popular Preston Park area but discreetly hidden from view, this two bedroom ground floor apartment with a separate garage and parking in front.

This striking architectural building is a visual delight tracing its origins back to circa 1924 where it was operating as an electrical pump house.

This delightful two-bedroom property offers a perfect blend of modern living and history. As you enter the property from the communal hallway the wide entrance hallway and built in storage for coats and shoes etc.

The property boasts a spacious, open-plan living area, filled with natural light due to the large windows surrounding the room, ideal for relaxing or entertaining. The contemporary kitchen is fully equipped with high-quality appliances, perfect for those who love to cook, the large kitchen island is a great place for food prep.

Both bedrooms are generously sized, providing ample space for comfortable living. The main bedroom offers views over the tranquil green surroundings, while the second bedroom is versatile and could easily be used as a home office or large guest room. The property also benefits from a well-maintained bathroom, with sleek, modern finishes.

Copper Beeches is located a stones throw from Preston Park with its amenities and peaceful walks. Preston Park Station is just a ten minute walk away with its direct trains to London. The centre of Brighton is a 20 to 25 minute walk away which is a lovely walk in the summer months.

➤ *Guide Price* **£450,000**

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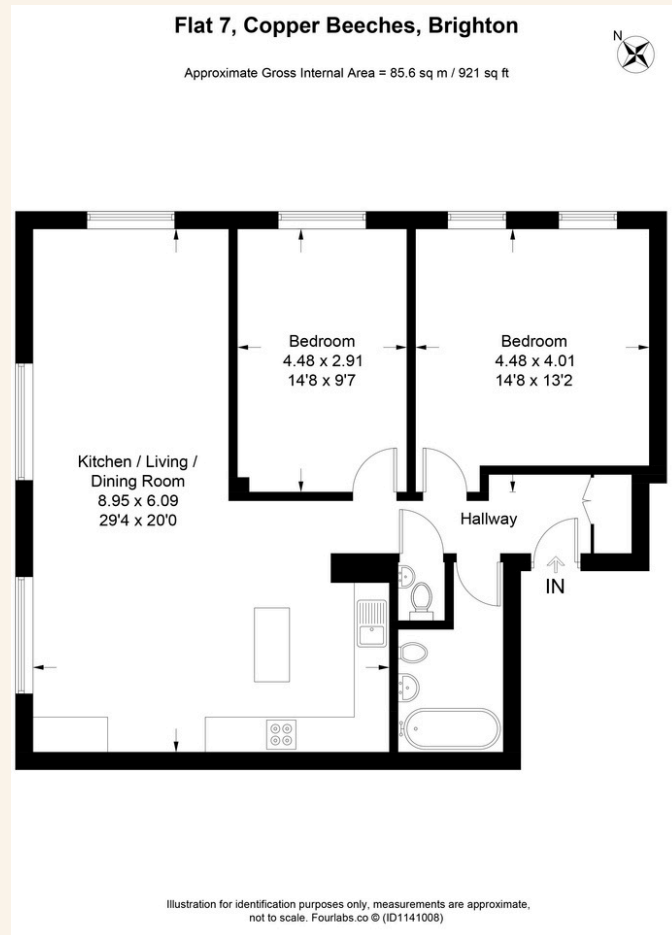
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TOTAL FLOOR AREA:
921 sq. ft. (85 sq. m.) approx





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