

THE DROVE

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BRIGHTON





## KENDRICK PROPERTY SERVICES



***Kendrick Property Services are delighted to bring to market this property nestled in the charming Preston Park area of Brighton, The Drove presents a splendid opportunity for families seeking a comfortable and convenient abode. This delightful semi-detached family home boasts three spacious bedrooms, ensuring ample space for each member of the household to unwind. With two well-appointed bathrooms, mornings are effortlessly streamlined, catering to the demands of modern family life. Convenience is key, as The Drove is conveniently situated near Preston Park Station, offering swift access to transportation links for commuters and leisure seekers alike. Additionally, its proximity to the verdant expanse of Preston Park provides residents with an idyllic retreat for leisurely strolls, picnics, or outdoor activities. A highlight of this property is its outdoor office room, ideal for those seeking a dedicated workspace amidst the tranquil surroundings of the garden. Whether used for remote work or creative pursuits, this versatile space adds a unique dimension to daily living. Offered with no onward chain, The Drove presents an enticing opportunity for those eager to settle into a vibrant community within the heart of Brighton.***



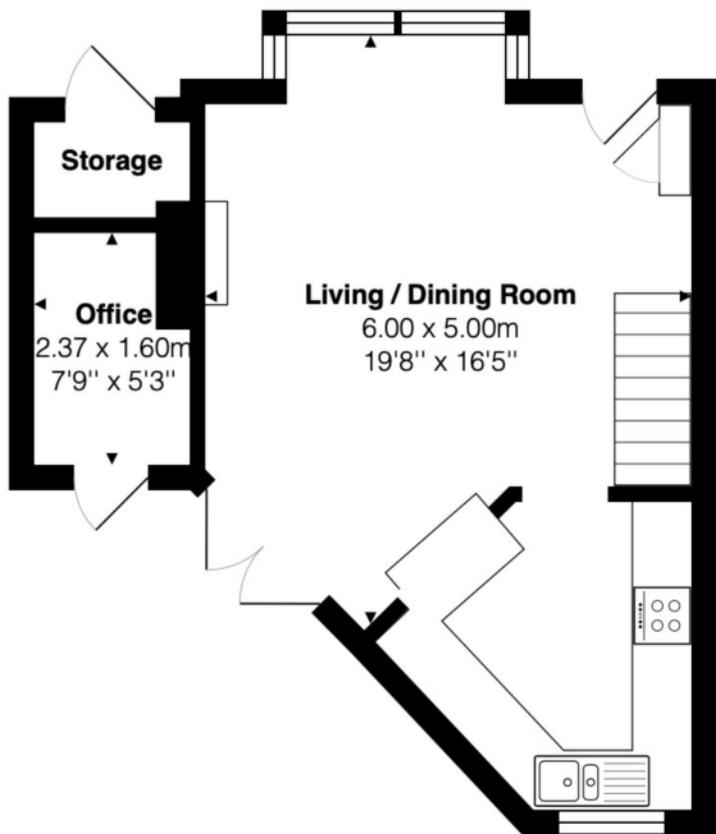
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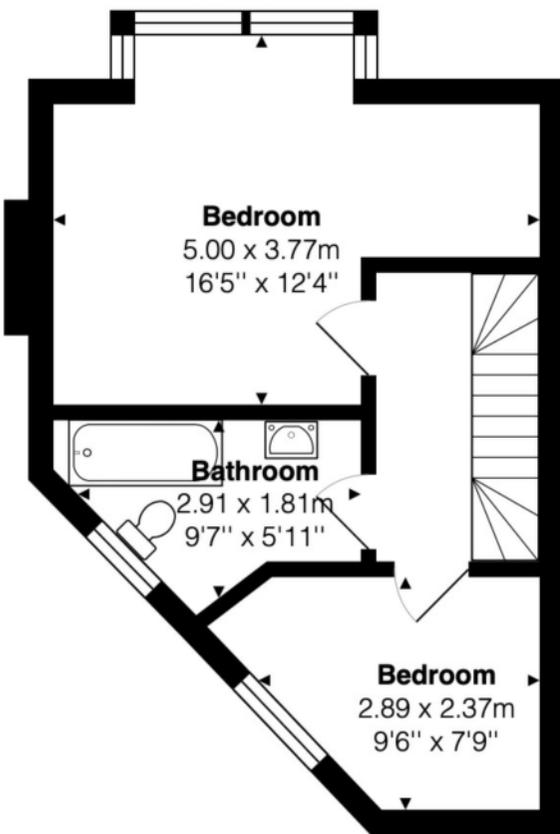


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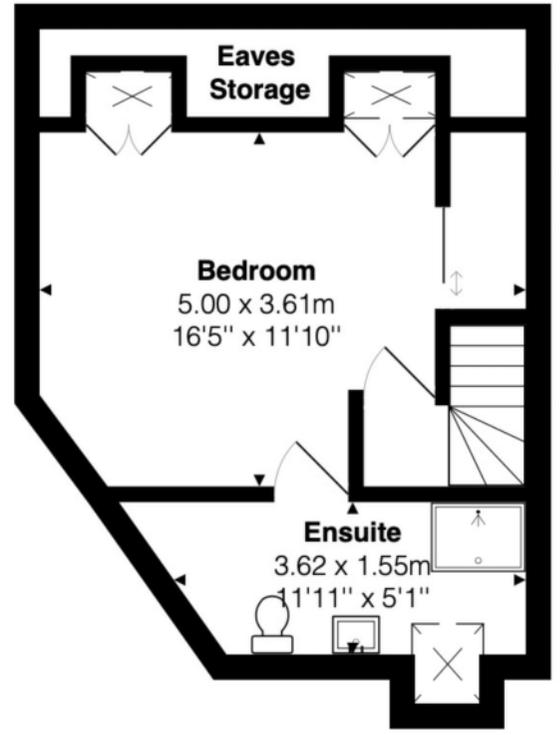




**Ground Floor**  
Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>



**First Floor**  
Area: 31.7 m<sup>2</sup> ... 341 ft<sup>2</sup>  
Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>



**Second Floor**  
Area: 29.7 m<sup>2</sup> ... 319 ft<sup>2</sup>



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*A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.*

*B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.*

*C. All measurements are approximate.*