



PARK COURT

17 Park Court, Old London Road, Brighton, BN1 8XS

Spencer
& Leigh

17 Park Court, Old London Road,
Brighton, BN1 8XS

£1,395 PCM -

- Well presented two bedroom flat
- Located on the first floor
- Spacious lounge with a Westerly aspect
- Modern kitchen with appliances included
- White bathroom suite
- Electric heating and double glazed windows
- Available immediately, unfurnished
- Communal gardens and parking
- Popular village location
- Viewing recommended

This well presented two bedroom flat is located on the first floor and has a pleasant view of the communal gardens. Offered on an unfurnished basis with immediate possession, the flat features a spacious lounge with an attractive "Juliet" balcony, a fitted kitchen equipped with appliances, two double bedrooms with storage and a white bathroom suite. There is a neutral decorative theme throughout the flat complimented by modern electric heaters and double glazed windows. Park Court has well maintained communal gardens and communal off road parking. Local shops together with a bus service to the city centre are located within the village itself. Viewing is highly recommended. COUNCIL TAX - BAND B.



Living Room
15'11" x 11'8"

Bedroom 1
11'8" x 11'8"

Bedroom 2
11'7" x 8'2"

Kitchen

Bathroom

Entrance Hall



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

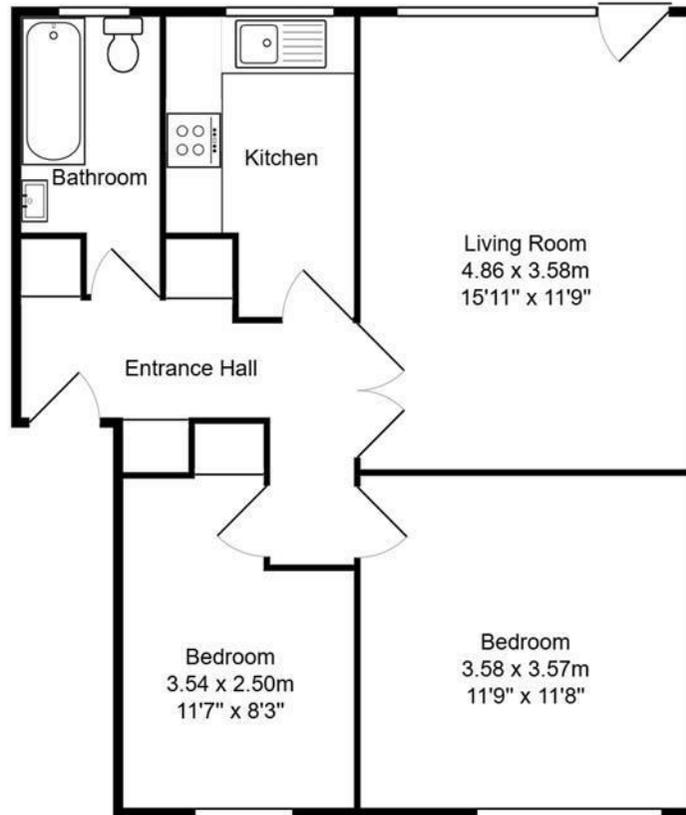
| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk





Total Area: 57.0 m² ... 614 ft²

All measurements are approximate and for display purposes only.