



Spencer
& Leigh

1a Church Close, Brighton, BN1 8HS

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Guide Price £300,000 - £325,000 Leasehold
- Share of Freehold

- Attractive Two Bedroom Apartment
- Occupying the entire top floor
- Popular Cul-De-Sac
- Share in the freehold
- Raised Sun Terrace
- Lovely View of Surrounding Downs
- Private Rear Garden
- Access to Large Loft Space
- Easy Access to City Centre

GUIDE PRICE £300,000 - £325,000

Found at the entrance to this popular cul-de-sac and offered for sale with a share in the freehold, is this two-bedroom apartment. Occupying the whole of the first floor of this attractive bay-fronted building, with a raised sun terrace and steps leading down to a private garden making this is an ideal first-time purchase or investment. The property comprises in brief spacious stairway rising to the first floor, where handy office/workspace has been created, a 13'7" lounge/dining room into the bay-front with pretty rooftop views back over Patcham and the hills of the Downs beyond. Two good size bedrooms, a bathroom suite with added spa shower and kitchen that overlooks the pretty garden to the rear. In our opinion the property will benefit from a little updating and has fantastic scope for improvement. Call now to book your appointment, exclusive to Spencer & Leigh!

Council Tax Band: A
52 years remaining on lease
Service Charge: TBC



Church Close is a sought after residential road in Patcham within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up at the bottom of the road. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Communal Entrance
Stairs rising to First Floor
Entrance
Entrance Hallway

Living Room
13'7 x 11'4

Kitchen
8'5 x 8'4

Bedroom
11'6 x 10'4

Bedroom
8'4 x 8'4

Shower Room/WC

OUTSIDE

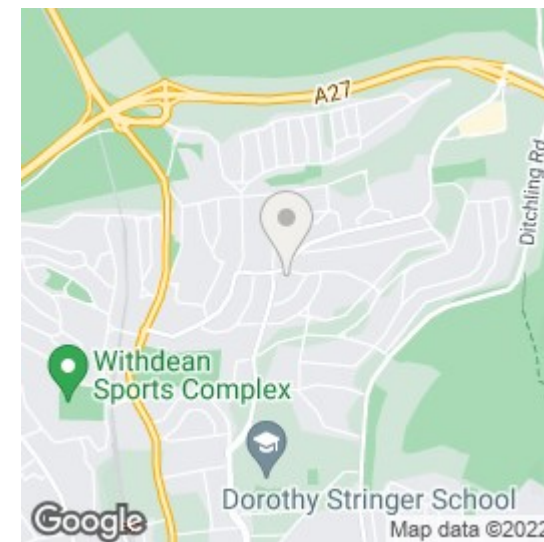
Rear Garden

Views

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



Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	75
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Approximate Floor Area
48.11 sq ft
(4.47 sq m)

First Floor
Approximate Floor Area
557.24 sq ft
(51.77 sq m)

Approximate Gross Internal Area = 56.24 sq m / 605.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.