



Flat 48, Homeleigh, London Road, Brighton, BN1 8QA

**Spencer
& Leigh**

Flat 48, Homeleigh, London Road,
Brighton, BN1 8QA

£1,395 PCM -

- Well presented second floor flat
- Two good size bedrooms
- 16' lounge overlooking the communal garden
- Modern fitted kitchen with appliances
- White bathroom suite with shower over bath
- Neutrally presented with grey carpets
- Gas fired central heating & double glazed windows
- Allocated off road parking space
- Available immediately, unfurnished
- Great location, viewing highly recommended

This well presented two bedroom flat has a great aspect, located on the second floor with a South/Westerly view. We like the spacious lounge which can accommodate a dining table and has a floor to ceiling window overlooking the communal garden. The modern fitted kitchen has plenty of storage space with appliances included. There are two good size bedrooms and a bathroom which features a white suite with a shower over the bath. The flat benefits from gas fired central heating, double glazed windows and a recently upgraded security door entry phone system. The vibe throughout the flat is bright and airy, being decorated to a neutral white colour scheme with grey carpets. There is an allocated off road parking space (number 48) located in the car park behind the block, together with visitor parking. Local shops can be easily accessed in Patcham Old Village and Preston Park mainline railway station is less than a mile away. Viewing is highly recommended.

COUNCIL TAX - BAND B



Homeleigh is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Living Room
16'3 x 10'1

Kitchen
9'2 x 6'7

Bedroom
13'2 x 8'5

Bedroom
9'11 x 6'6

Bathroom

OUTSIDE

Residents Parking

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking and un-restricted on street parking

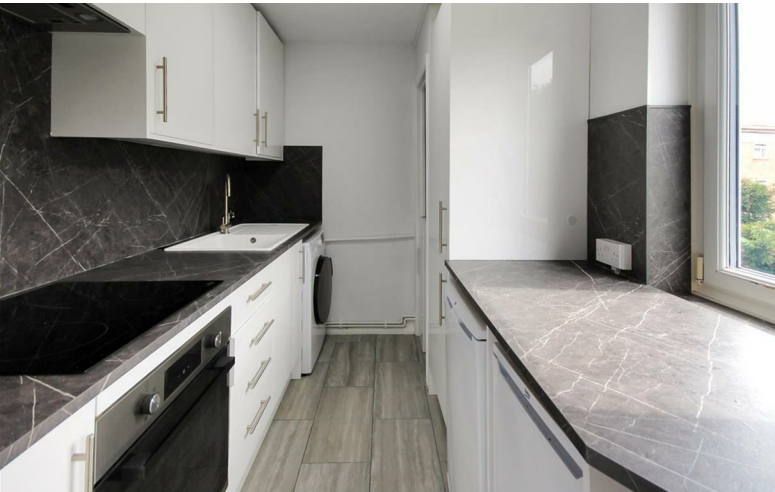
Broadband: Standard 17 Mbps and Superfast 267 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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

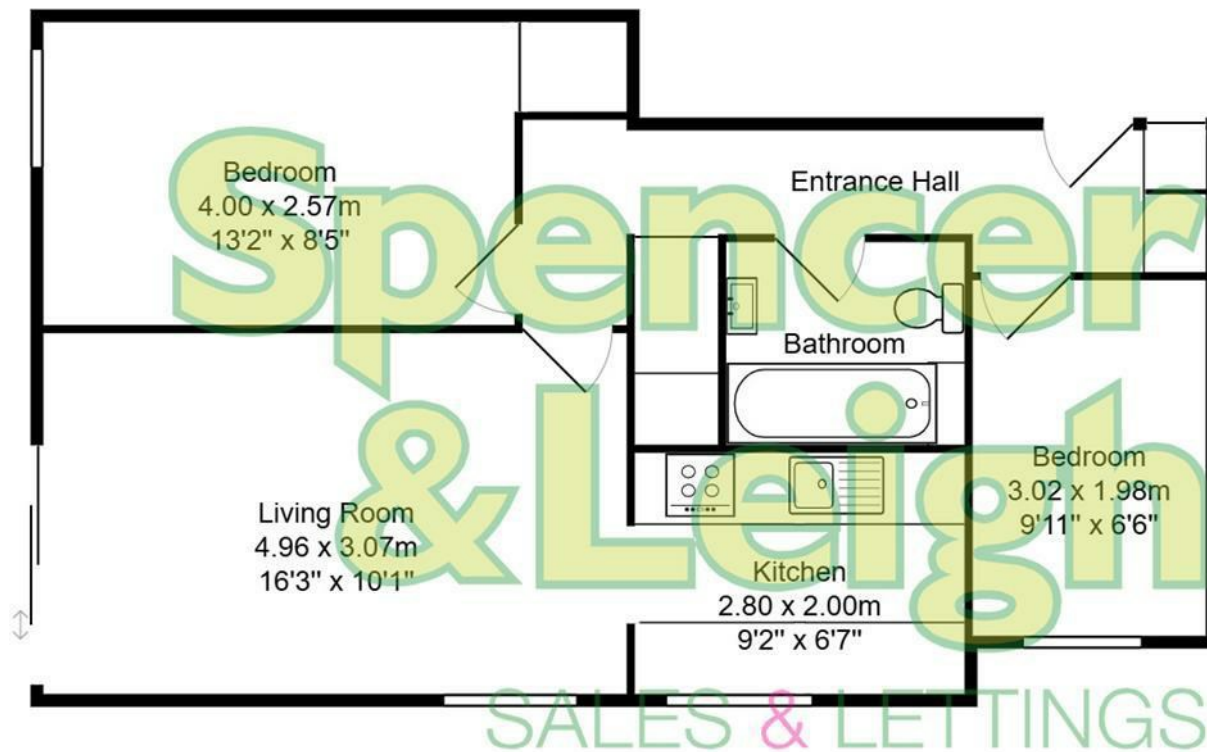
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total Area: 52.0 m² ... 560 ft²

All measurements are approximate and for display purposes only.