

**Spencer  
& Leigh**



**13 Ladysmith Road, Brighton, East Sussex, BN2 4EJ**

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Brighton, East Sussex, BN2 4EJ

Offers Over £229,950 - Leasehold

- Immaculately presented flat
- Positioned on the ground floor
- Spacious private rear garden
- One double bedroom with fitted wardrobes
- Excellent access to shops
- Close to train station
- Near Brighton City Centre
- No onward chain
- Long lease, low outgoings
- Ideal for first-time buyers

This immaculately presented ground-floor flat offers a delightful living experience. Spanning an impressive 432 square feet, the property features one well-proportioned bedroom, a stylish bathroom, and a welcoming reception room that provides a perfect space for relaxation and entertaining.

One of the standout features of this flat is its larger-than-average private west-facing rear garden, which offers a tranquil outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The garden is a rare find in urban living, providing a slice of nature right at your doorstep.

The location is superb, with excellent access to local shops, the train station, and the vibrant City Centre of Brighton. This makes it an ideal choice for those who appreciate the convenience of city living while still enjoying the comforts of a peaceful home environment.

Additionally, the property benefits from a long lease, and low outgoings, making it an attractive option for both first-time buyers and investors alike. This flat is not just a home; it is a lifestyle choice that combines comfort, convenience, and a touch of elegance in one of Brighton's most sought-after areas. Do not miss the opportunity to make this delightful property your own.



Brighton is something very special, a lively, cultured, sophisticated seaside town. Ladysmith Road is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Lewes Road and Brighton city centre. Schools catering for all ages can be easily accessed.



Entrance  
 Entrance Hallway  
 Sitting/Dining Room  
 12'11 x 11'3

Kitchen  
 11'3 x 6'4

Bedroom  
 12'2 x 11'10

Bathroom

OUTSIDE

Rear Garden

Property Information

134 years remaining on lease

Service Charge - £530.00 p/a

Ground Rent- £125.00 p/a

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Restricted on street parking - Zone U

Broadband: Standard 5 Mbps, Superfast 80 Mbps and Ultrafast

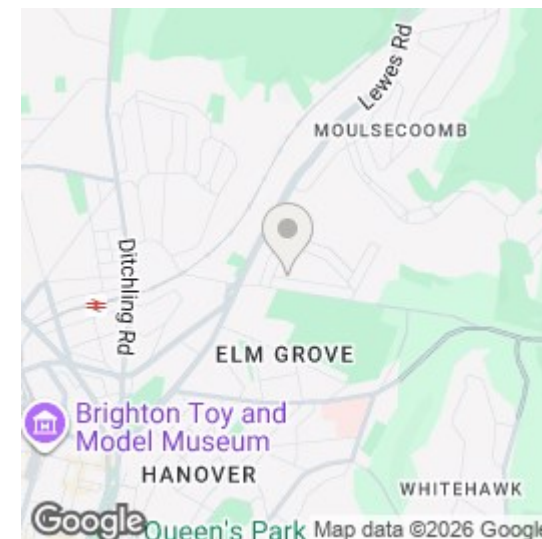
1800 Mbps available (OFCOM checker)

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.

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Council:- BHCC  
 Council Tax Band:- B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Ladysmith Road



Ground Floor  
Approximate Floor Area  
432.17 sq ft  
(40.15 sq m)

Approximate Gross Internal Area = 40.15 sq m / 432.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.