

Spencer  
& Leigh



29 Inwood Crescent, Preston, Brighton, BN1 5AP

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Price £260,000 - Leasehold - Share of Freehold

- Ground floor converted flat
- One bedroom
- Small patio area with westerly aspect
- Share of freehold and long lease
- Desirable location
- Close to Preston Park Station
- Reconfigured kitchen
- Modern fitted shower room
- Low outgoings
- Viewing recommended

This delightful one-bedroom apartment, situated in the highly sought-after Inwood Crescent, Brighton, presents a fantastic opportunity for those looking to create their ideal home. Boasting a valuable SHARE OF FREEHOLD and a long lease, this property offers both security and peace of mind. The apartment features a comfortable reception room, a well-proportioned bedroom, and a functional bathroom, providing a perfect canvas for some modernisation.

One of the standout features of this property is its small private patio area, offering a tranquil outdoor space perfect for enjoying a morning coffee or an evening unwind. WE LOVE the potential this outdoor area holds for creating a bespoke urban oasis. While the apartment requires some modernisation, this presents an exciting opportunity for the new owner to infuse their personal style and enhance its value.

The location is truly excellent, placing you within easy reach of Brighton's vibrant city centre, renowned for its eclectic shops, diverse restaurants, and lively cultural scene. The beach is also just a short distance away, offering endless opportunities for coastal walks and relaxation. Commuters will appreciate the convenient access to local transport links, making travel in and around Brighton straightforward.



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a short walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.



Communal Entrance

Entrance

Entrance Hallway

Living Room  
13'1 x 11'5

Kitchen  
13'5 x 9'2

Bedroom  
13'9 x 9'2

Shower Room/WC

OUTSIDE

Rear Patio

Property Information

982 years remaining on lease

Service Charge 1/3 as and when required

Council Tax Band A: £1,719.63 2026/2027

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

Parking: Restricted on street parking - Zone A

Broadband: Standard 15Mbps, Superfast 79Mbps & Ultrafast

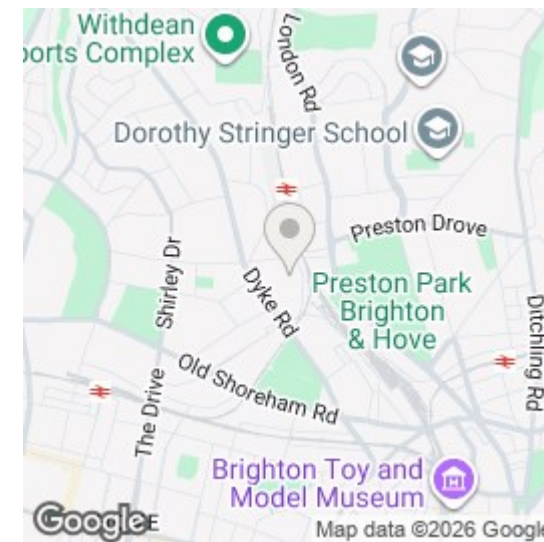
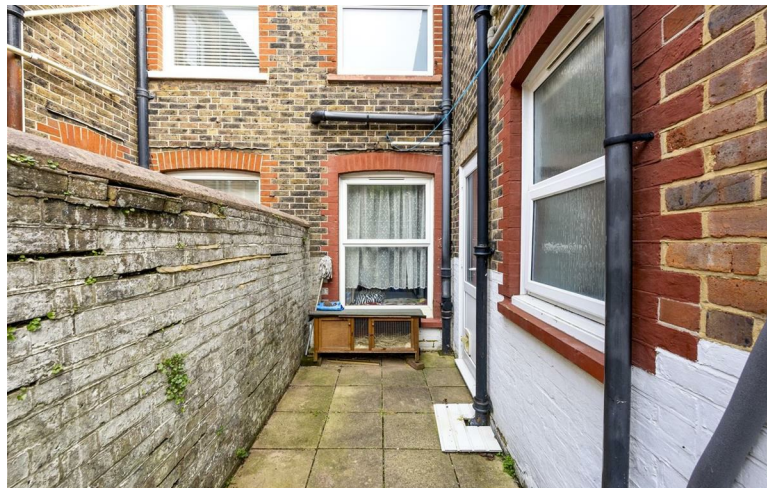
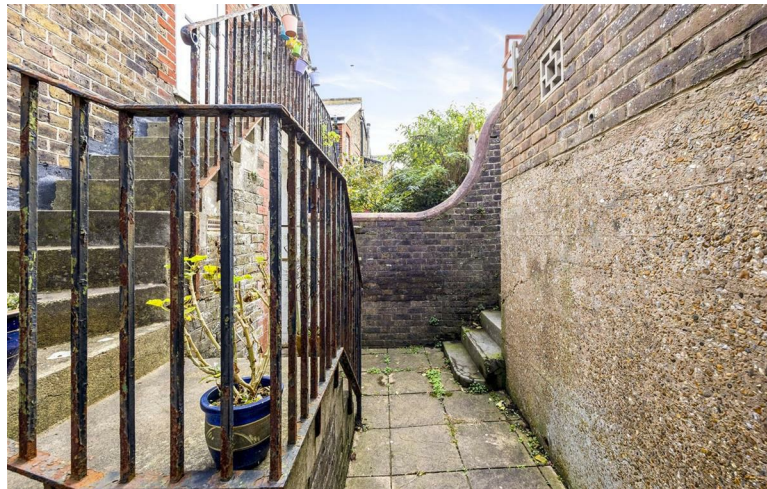
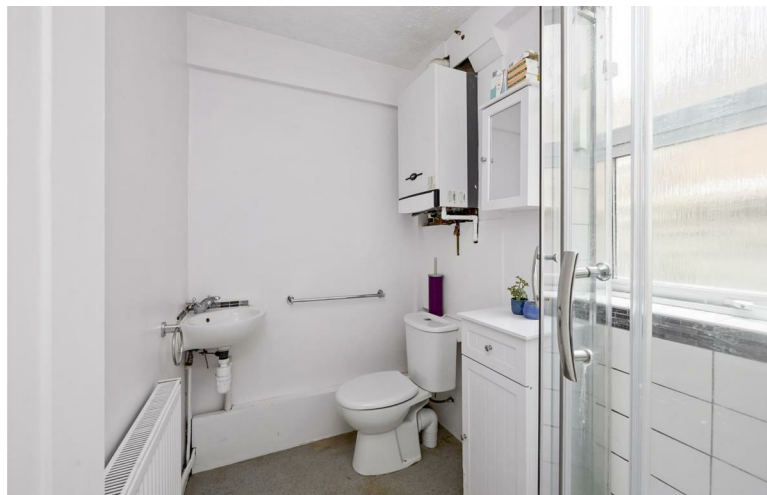
1800Mbps available (OFCOM checker)

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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



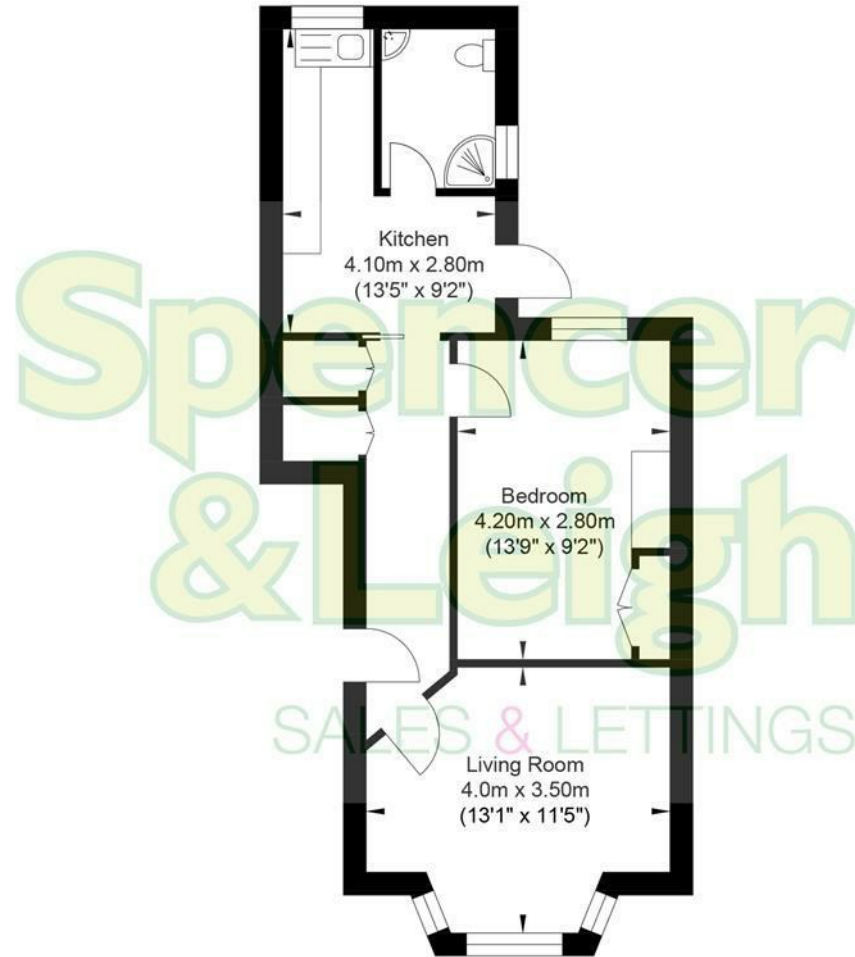
Council:- BHCC  
Council Tax Band:- A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Ground Floor  
Approximate Floor Area  
461.0 sq ft  
(42.83 sq m)

Approximate Gross Internal Area = 42.83 sq m / 461.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.