

**Spencer  
& Leigh**



**14 Bourne Court, London Road, Brighton, BN1 8QQ**



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Brighton, BN1 8QQ

£995 Per Month -

- Part furnished one bedroom flat
- Pleasant lounge overlooking park
- Modern fitted kitchen with appliances
- Private East facing balcony
- Modern fitted shower room
- Newly installed electric heaters
- Double glazed windows
- Off road parking
- Available immediately
- Popular location

Located on the fourth floor with a beautiful view of Withdean Park, this part furnished one bedroom flat is not one to be missed! Offered initially on a 6 month tenancy, the flat features an impressive lounge with space for a dining table and direct access out onto the East facing private balcony, there is a modern fitted kitchen with appliances and a white shower suite. The double bedroom benefits from plenty of storage space and has a pleasant outlook to the rear of the block. Benefits include newly installed electric heaters, double glazed windows and a security door entryphone system. Off road parking is available in the private car park. Bourne Court is a well maintained block with an attractive communal garden. Available immediately, part furnished. Local shops are nearby at Patcham Old Village together with a regular bus service to the city centre.



Bourne Court is a desirable purpose built block conveniently situated for all modes of transport including buses, trains and having 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, a variation of shops and eateries along with Withdean Sports Complex and a selection of nearby green open spaces.




- Entrance hall
- Reception room  
18'10 x 10'8
- Kitchen  
7'10 x 8'3
- Bedroom  
9'5 x 11'4
- Shower room
- Balcony



Council:- Brighton & Hove  
Council Tax Band:- B

### Energy Efficiency Rating

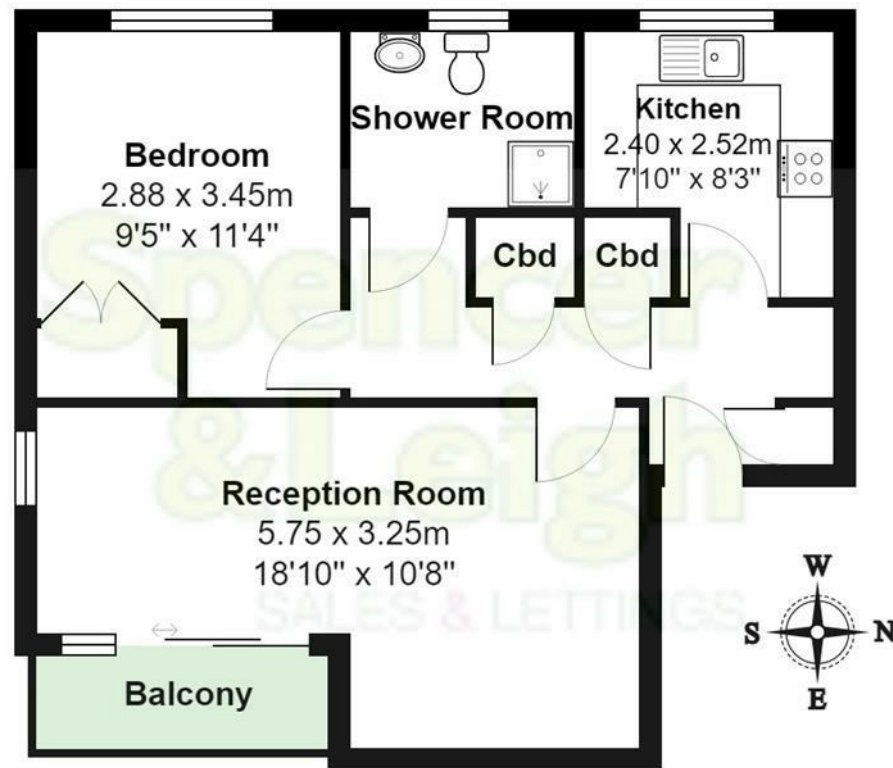
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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  
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Total Area: 43.9 m<sup>2</sup> ... 473 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only