

Spencer  
& Leigh



69 Station Road, Brighton, East Sussex, BN41 1DF

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Price £299,950 - Leasehold - Share of Freehold

- Ground floor apartment
- Two bedrooms
- Share in the freehold
- Long lease & low outgoings
- 14' Bay fronted living room
- 11' Kitchen/breakfast room
- Easy access to shops & Portslade mainline station
- No onward chain
- Private rear garden
- Exclusive to Spencer & Leigh

This well presented ground floor garden flat is set in an ideal position with a comprehensive range of shops, Portslade railway station and a bus service to and from Brighton being all easily accessed from Boundary Road. The accommodation in brief offers a 14' bay fronted living room, two good size bedrooms, an 11' kitchen/breakfast room with space for a dining table & chairs and a fitted shower room with walk in shower cubicle and white suite. We love the pretty rear garden with its low maintenance turf. Further benefits include no onward chain, a share in the freehold, very long lease, and low outgoings. Viewing is considered essential to appreciate this lovely home.

Council Tax Band A: £1,412.21 2022/2023  
994 years remaining on the lease (SOF)  
Service Charge £25 per month (£300 p/a)  
Zero Ground Rent



Situated in the heart of Station Road, the location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Entrance

Entrance hallway

Living Room

14'4 x 12'7

Kitchen/Breakfast room

11'11 x 10'3

Bedroom

16'6 x 15'4

Bedroom

16'6 x 7'10

Shower Room

OUTSIDE

Rear Garden

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

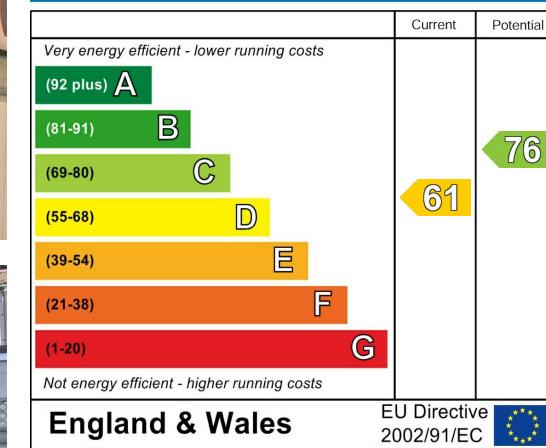


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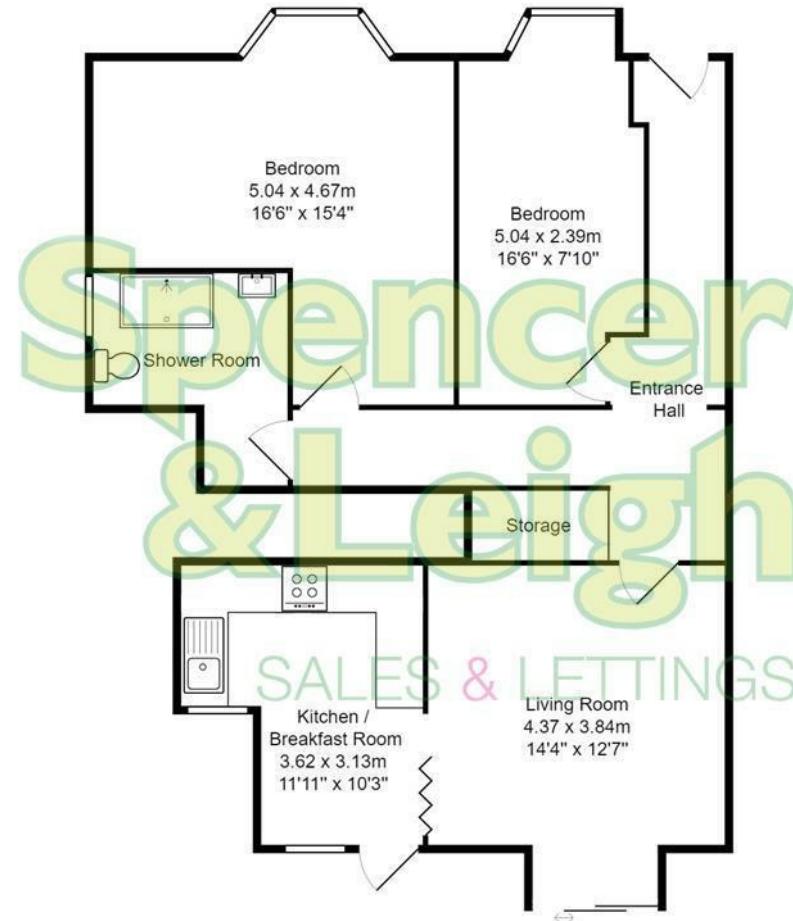
Map data ©2023

Council:- BHCC  
Council Tax Band:- A

#### Energy Efficiency Rating



**Spencer  
&Leigh**



Total Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>

All measurements are approximate and for display purposes only.