

**Spencer
& Leigh**



5 Lee Bank, Grove Hill, Brighton, BN2 9NH

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Guide Price £325,000 - £350,000 Leasehold
- Share of Freehold

- Three good size bedrooms
- Share in the Freehold
- Low rise purpose built block
- Spacious lounge/dining room
- West facing balcony
- Close to Brighton Station and the Town Centre
- Additional storage underneath the building
- Low monthly outgoings
- Updated kitchen & bathroom
- Viewing highly recommended

GUIDE PRICE £325,000 - £350,000

Located on the top floor of a low-rise building in a central area, this bright and spacious three-bedroom apartment offers a share of the freehold and a westerly-facing balcony. It is conveniently situated between the popular neighbourhoods of Hanover and the North Laines, just a short walk from Brighton mainline station, as well as well-regarded local schools, shops, and amenities. Viewing is essential to fully appreciate all that this property has to offer!

The apartment features a spacious entrance hallway, three double bedrooms, and a lounge/dining area that flows onto the balcony. The modern fitted kitchen has been upgraded in recent years and includes matching floor and wall-mounted units, along with a large larder. The bathroom has been opened up into the adjoining toilet, enhancing the spacious feel of the area. It has also been updated to include a large walk-in shower with stylish fixtures.

Additional highlights include flat plastered ceilings, and the entire property is in fantastic decorative order throughout. Secure storage for bikes or large items is available beneath the building, and being on the top floor grants access to the loft space. With views of the sea and St. Peter's Church, this is a property that should not be missed!



Grove Hill is close to all that represents the cosmopolitan city of Brighton & Hove. The seafront, extensive shopping, historical attractions such as Brighton Pavilion and The Lanes are a stones throw away along with the trendy hub bub of the North Laines with its eateries, entertainment including Brighton Marina.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Sitting Room
15'10 x 11'11

Kitchen
10'4 x 6'11

Bedroom
11'11 x 10'11

Bedroom
10'6 x 10'4

Bedroom
9'6 x 7'11

Shower Room/WC

OUTSIDE

Balcony

Garage
15'10 x 11'8

Property Information

996 years remaining on the lease - SOF

Service Charge - £600.00 p/a

Zero Ground Rent

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

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

Parking: Restricted on street parking - Zone C

Broadband: Standard 16 Mbps, Superfast 80 Mbps and Ultrafast 1000 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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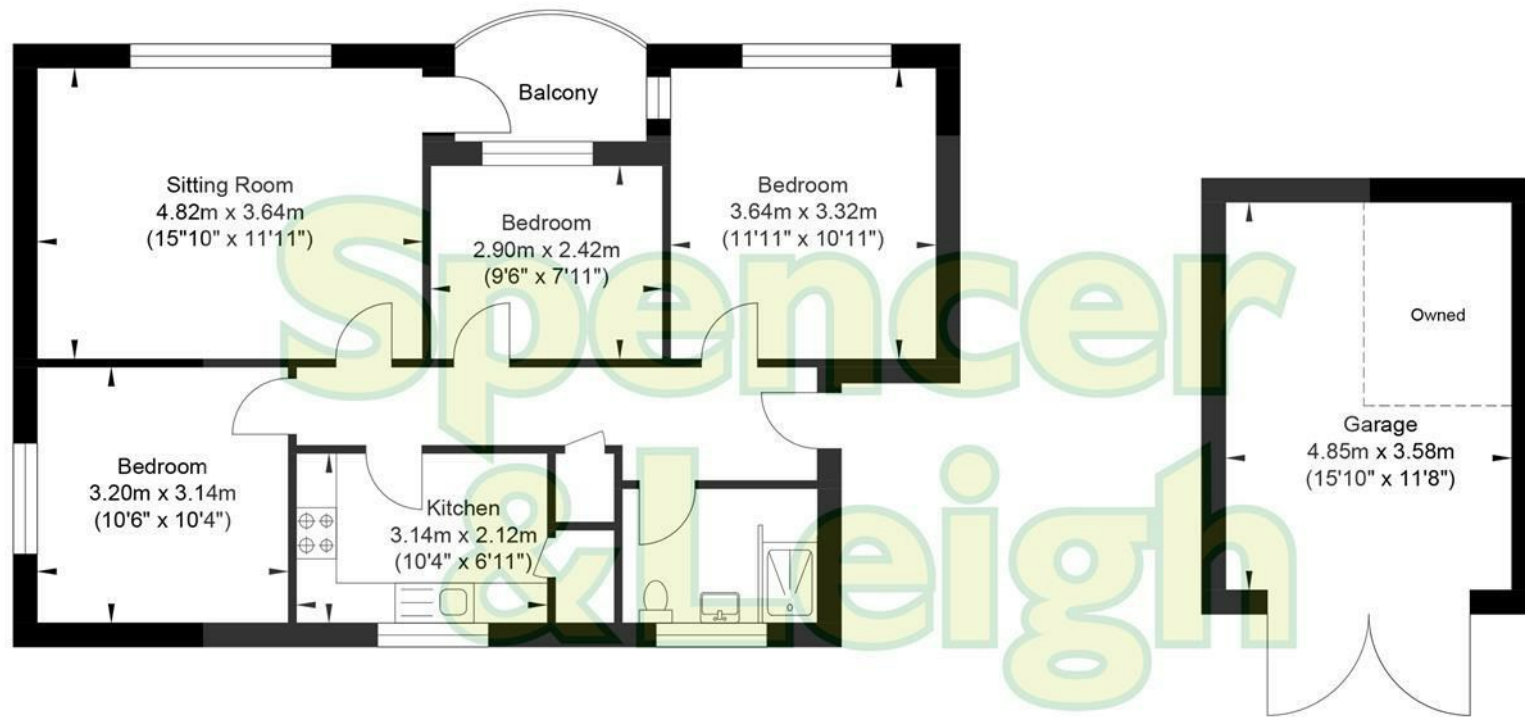


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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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Second Floor
Approximate Floor Area
746.58 sq ft
(69.36 sq m)

Garage
Approximate Floor Area
186.86 sq ft
(17.36 sq m)

Approximate Gross Internal Area (Excluded Garage) = 69.36 sq m / 746.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.