

Spencer
& Leigh



1 Durrington Court, Mill Rise, Brighton, BN1 5GR

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Brighton, BN1 5GR

Guide Price £290,000 - £300,000 Leasehold

- Two bedroom purpose built flat
- Newly extended lease
- 16' Lounge/dining room with a dual aspect
- Modern fitted kitchen
- Popular leafy Westdene
- Garage with power
- Close to local amenities & Westdene Primary School
- Well presented throughout
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £290,000 - £300,000

This spacious two bedroom apartment is positioned on the ground floor of this low rise purpose built block. Our vendor is extending the lease, so the new owner will have the added benefit of a newly extended lease. Being well presented throughout with clever inset floor lighting in the front room, this home is simply ready to move into! The accommodation comprises a good size dual aspect lounge with pretty views from both windows, two double bedrooms, a fitted bathroom suite and modern fitted kitchen. Conveniently the property is also able to boast a garage with electricity. The location is considered to be excellent being in close proximity to Westdene Primary school with the added benefit of free on street parking. Viewing is highly recommended to appreciate this lovely home!

Council Tax Band: B
79 years remaining on lease - New lease to be granted upon completion
Service Charge & Ground Rent approx £1200 p/a



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Durrington Court is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Communal Entrance

Entrance Hallway

Living/Dining Room
15'1 x 12'4

Kitchen
9'9 x 8'6

Bedroom
11'11 x 10'4

Bedroom
12'4 x 8'9

Bathroom

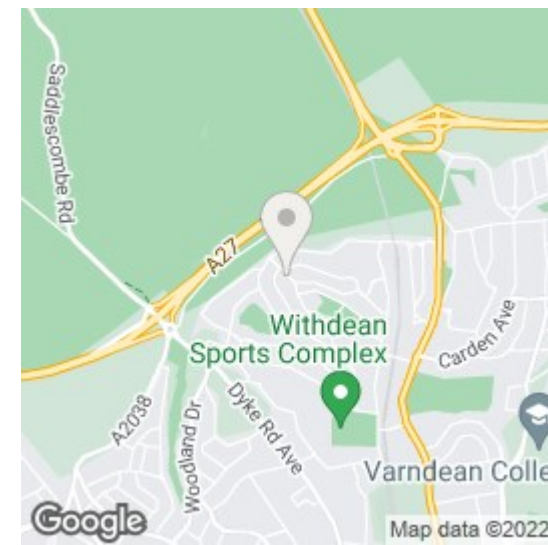
OUTSIDE

Garage
17'6 x 9'3

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



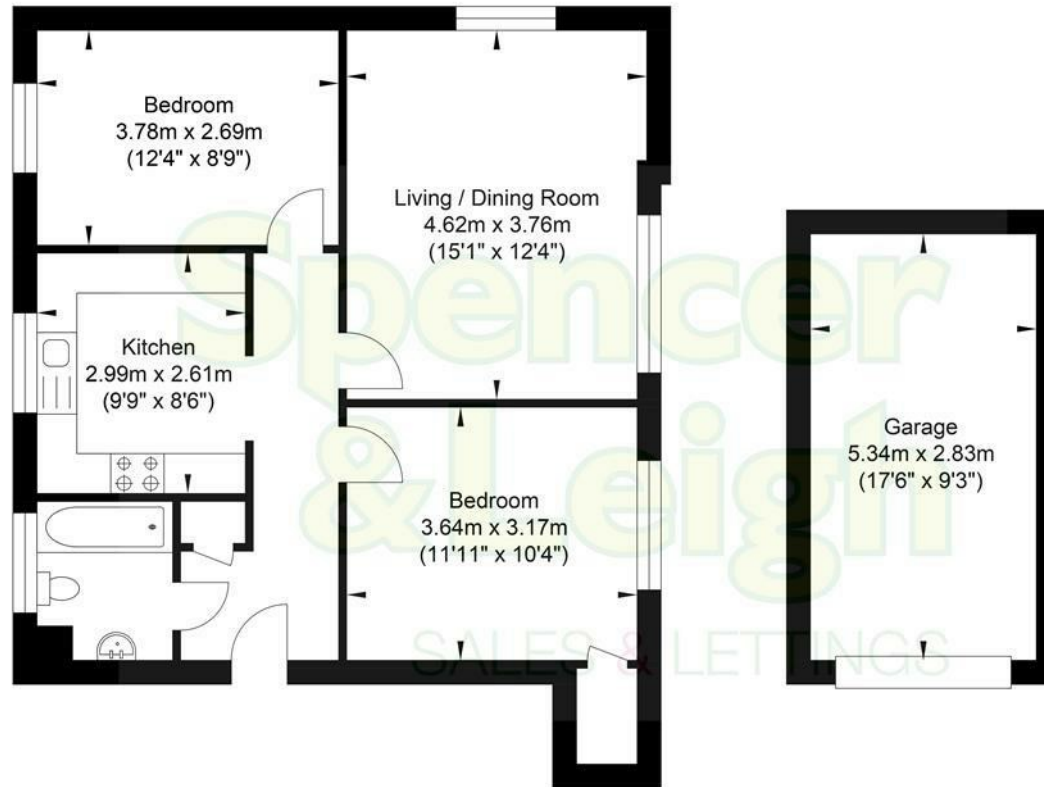
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(69-80) C		
(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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Durrington Court, Brighton



Ground Floor
Approximate Floor Area
651.43 sq ft
(60.52 sq m)

Garage
Approximate Floor Area
162.64 sq ft
(15.11 sq m)

Approximate Gross Internal Area = 75.63 sq m / 814.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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