

**Spencer
& Leigh**



8 The Priory, London Road, Brighton, BN1 8QS

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Guide Price £215,000 - £225,000 Leasehold

- Share of Freehold

- Spacious one bedroom flat
- Located on the first floor
- 19' Bay fronted lounge
- Modern open plan kitchen
- White bathroom suite
- Pleasant Easterly view over gardens
- Share of Freehold and Long Lease
- Communal off road parking
- No onward chain
- Viewing recommended

GUIDE PRICE £215,000 to £225,000

This spacious and well-presented one-bedroom flat is located in an enviable position on the first floor with a pleasant outlook over the communal gardens. Available with no onward chain, the flat features a good-sized bay fronted lounge with a modern open plan kitchen, a double bedroom with built-in wardrobes, a bathroom and plenty of storage space. The bright and airy feel is complimented by double glazed windows and gas fired central heating. The Priory has the added benefit of a passenger lift, communal off-road parking and well-maintained communal gardens. Local shops, cafe's and restaurants can be accessed nearby in Patcham Old Village or Preston Park. A mainline railway station and regular bus services to the city centre can be accessed locally.



The Priory is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and 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 and a variation of shops and eateries.



Communal Entrance

Stairs or lift to all floors

Entrance hall

Living room
19'11 x 11'3

Kitchen
10'11 x 6'9

Bedroom
13'2 x 11'3

Bathroom

OUTSIDE

Communal Gardens

Residents Parking

Property Information

946 years remaining on lease

Service Charge - £1421 per annum

Ground Rent: Zero

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

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

Parking: Residents Permit Parking

Broadband: Standard 16 Mbps, Superfast 34 Mbps, Ultrafast

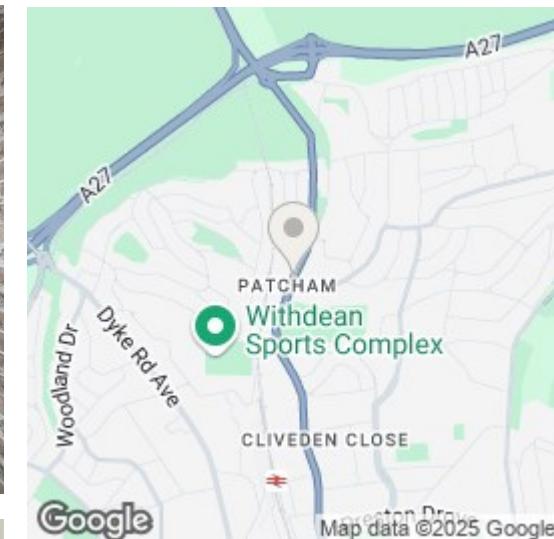
1000 Mbps available (OFCOM checker)

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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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	82	
(69-80) C	69	
(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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