



4 Cumberland Lodge, Cumberland Road, Brighton, BN1 6ST

**Spencer
& Leigh**

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Guide Price £300,000 - £325,000 Leasehold

- Share of Freehold

- First floor purpose built apartment
- Preston Village location
- Well presented throughout
- Two good size bedrooms
- Southerly facing lounge & balcony
- Modern fitted kitchen
- Upgraded bathroom with newly fitted suite
- Walking distance of Preston Park Station & Sainsburys Local
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE: £300,000 - £325,000

This spacious first-floor apartment is perfectly located in Preston Village, just a short distance from the mainline station. The property has a share of freehold and is ready for you to move in. It features a southerly-facing balcony that offers lovely views of an architecturally interesting church.

Cumberland Lodge is a charming purpose-built block situated on a tree-lined road, with a variety of local shopping facilities, coffee shops, and bars nearby. The kitchen is equipped with cream-coloured units and stainless steel built-in fridge/freezer.

Both bedrooms are generously sized and provide pleasant views to the front and side of the building. The bathroom has been recently upgraded and includes a newly fitted bath suite with a shower above, complemented by built-in storage units.

This property comes highly recommended and should be at the top of your viewing list, as it meets so many criteria for comfortable living. Exclusively marketed by Spencer & Leigh, please call to schedule your viewing.



Preston Village is a historic area of Brighton and Hove north of the centre. Originally a village in its own right, it was eventually absorbed into Brighton with the development of the farmland owned by the local Stanford family. Preston Village enjoys the availability of many local amenities including Preston Park mainline station. Nearby are local shops, sought after schools and bus routes in and out of the city.



Communal Entrance
Stairs rising to all floors

Entrance

Entrance Hallway

Living Room
16'7 x 10'5

Kitchen
12'0 x 6'5

Bedroom
15'2 x 9'11

Bedroom
9'10 x 6'11

Family Bathroom

OUTSIDE

Southerly Facing Balcony

Communal Parking

Property Information

991 years remaining on lease

Service Charge - £1,134.20 p/a

Zero Ground Rent

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

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

Parking: Communal Parking and restricted on street parking -

Parking Zone K

Broadband: Standard 23 Mbps, Superfast 80 Mbps. Ultrafast 1800
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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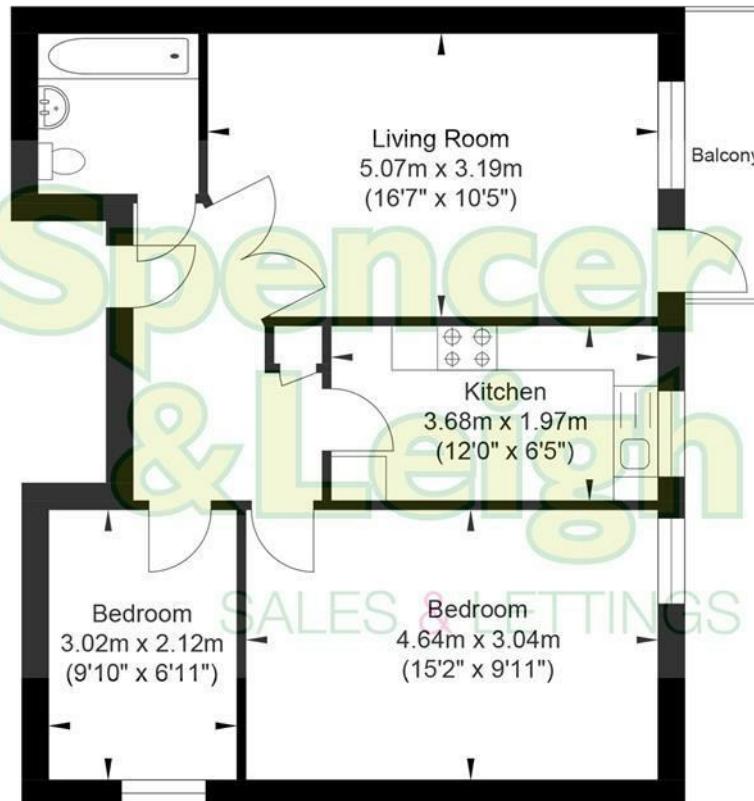


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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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Cumberland Road, Cumberland Lodge



First Floor Flat
Approximate Floor Area
589.86 sq ft
(54.80 sq m)



Approximate Gross Internal Area = 54.80 sq m / 589.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.