



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

Spencer  
& Leigh

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

Guide Price £275,000 - £300,000 Leasehold

- Popular purpose built apartment
- Two double bedrooms
- Excellent condition throughout
- Positioned on the first floor
- 20' Lounge/dining room with westerly aspect
- Modern fitted kitchen
- Fitted white bathroom suite & separate WC
- Close to Preston Park Station & Patcham Village
- Communal parking
- Internal inspection highly recommended

Guide Price £275,000 - £300,000

Positioned on the first floor of this popular purpose built block is this stunning two bedroom apartment. Entering via the communal doors and either taking the lift or stairs to the first floor you then step over the threshold into the long 29' entrance hallway where all of the principle rooms are easily accessed. Once inside you see the love and attention to detail that has been paid to this property. WE LOVE the large living/dining room that benefits from a bright westerly aspect and easily accommodates sofas & a dining table. The kitchen has modern fitted units with ample cupboards and integrated appliances that include both a dishwasher and a washing machine. Both of the bedrooms are very good sized double rooms with the added benefit of fitted wardrobes. The bathroom & separate WC both feature white fitted suites and are presented in excellent condition. Further benefits well worth a mention include residents' permit parking available on a first-come-first-served basis and good commuter links. Internal inspection is highly recommended by the Vendors chosen local agent, Spencer & Leigh.



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.



Entrance hall  
29' x 3'7

Lounge  
20'1 x 11'7

Kitchen  
11'3 x 6'9

Bedroom  
14'6 x 13'1

Bedroom  
14'6 x 8'3

Bathroom  
5'5 x 5'

Separate WC

OUTSIDE

Bike store

Communal residents' permit parking

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)



Starting out at Spencer & Leigh  
108 Old London Road, Patcham Old  
Village, Brighton, BN1 8YA

Turn left onto the A23

Travel a short way along the London  
Road and before the roundabout

Turn right into The Priory

Council:- BHCC  
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 77.6 SQ.M. (836 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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