



6 Kingsmere, London Road, Brighton, BN1 6UW

**Spencer  
& Leigh**

6 Kingsmere, London Road,  
Brighton, BN1 6UW

O.I.R.O £270,000 - Leasehold

- Purpose built flat
- Two double bedrooms
- Spacious lounge/dining room
- Modern fitted kitchen
- White bathroom suite with shower over bath and separate WC/Cloakroom
- Popular location near station and park
- Residents parking
- Positioned on the First Floor
- Extended lease
- Internal inspection highly recommended

This two-bedroom balcony flat is located in a pleasant part of the popular Kingsmere development. Being set on the first floor, the long entrance hall provides access to all of the rooms. There is a spacious lounge/dining room with plenty of space for a dining table, a modern fitted kitchen with appliances, a neutral white bathroom suite with a shower over bath and a separate cloakroom/WC.

The large living room has the added benefit of space for a table & chairs. Both of the bedrooms are considered double rooms with useful built-in wardrobes in one. The flat has gas-fired central heating, double-glazed windows and a security entry phone system.

Conveniently, Kingsmere offers communal off-road parking, pleasant lawn gardens and a passenger lift to all floors. Preston Park, together with a main line railway station, are both within walking distance.



Kingsmere 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 nearby.



Communal Entrance

Stairs & Lift rising to all Floors

Entrance

Entrance Hallway

Lounge  
19'6 x 11'7

Kitchen  
11'7 x 6'10

Bedroom  
12'11 x 12'10

Bedroom  
14'6 x 8'1

Bathroom  
5'9 x 5'6

Separate W/C

OUTSIDE

Communal Gardens

Residents Parking

Property Information

119 years remaining on lease

Service Charge - £2,000 p/a

Zero Ground Rent

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Permit Parking & restricted on street parking - Zone 10

Broadband: Standard 18Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps 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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

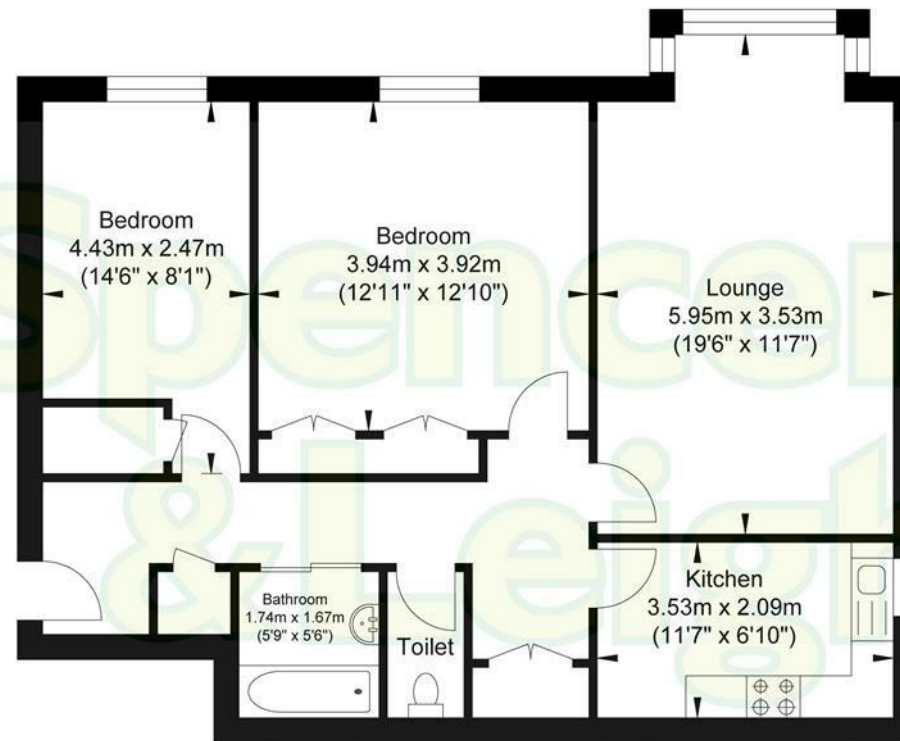


Council:- BHCC  
Council Tax Band:- C

| 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>                            | 80      | 82                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## London Road



First Floor  
Approximate Floor Area  
793.62 sq ft  
(73.73 sq m)



Approximate Gross Internal Area = 73.73 sq m / 793.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.