



5 Ashburnham House, 24-32 Old London Road, Brighton, BN1 8XQ

**Spencer  
& Leigh**

# 5 Ashburnham House, 24-32 Old London Road, Brighton, BN1 8XQ

Guide Price £450,000 - £475,000 Leasehold

## - Share of Freehold

- Period style property
- Three double bedroom apartment
- Occupying the entire top floor
- Open plan layout
- Beautiful Fitted kitchen
- En-suite to main bedroom
- Beautiful distant views
- Situated in the heart of Patcham Village
- Exclusive to Spencer & Leigh
- Internal inspection highly recommended

GUIDE PRICE £450,000 - £475,000

EXTENSIVELY REFURBISHED BY THE EXISTING OWNER! Accessed via a private sweeping driveway, this exquisite three-bedroom apartment resides within the historic Ashburnham House, majestically occupying the entire top floor and having been modernised and improved by the current owner within the last two years. Step inside to discover a generous 23-foot open-plan living room, perfect for both relaxation and entertaining, with ample space for a stylish dining table and chairs. The living area seamlessly flows into the 11-foot fitted kitchen, equipped with integrated appliances, ensuring both convenience and elegance.

This charming apartment boasts three well-appointed double bedrooms, including a luxurious master suite with its own en-suite shower room. The beautifully designed white bathroom suite features a delightful corner bath and a separate shower cubicle, offering a perfect retreat for unwinding after a long day.

Tastefully decorated in neutral tones, the space exudes a bright and airy ambience while preserving many enchanting period features that add character and charm. Further enhancing this remarkable property are the communal gardens, off-road parking, and a valuable share in the freehold, making it an exceptional place to call home.



The Old London Road is a much sought-after location situated in Patcham Old Village. There are OFSTED 'Outstanding' & 'Good' rated schools within walking distance, along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village, along with the nearby M&S Food, Dunelm and Asda Superstore.



Communal Entrance  
Stairs rising to all Floors

Entrance

Entrance Hallway

Open Plan Living Room  
25'9 x 18'9

Kitchen  
10'10 x 7'1

Bedroom  
19'0 x 15'7

En-suite shower room

Bedroom  
10'8 x 9'2

Bedroom  
12'3 x 9'7

Family Bath/Shower Room

Communal Gardens

Residents Parking

Property Information  
940 years remaining on the lease

Service Charge - £1,000 p/a

Zero Ground Rent

Council Tax Band B: £1,818.49 2024/2025

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

Parking: Off road parking and un-restricted on street parking

Broadband: Standard 16 Mbps, Superfast 80 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.

**t:** 01273 565566

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



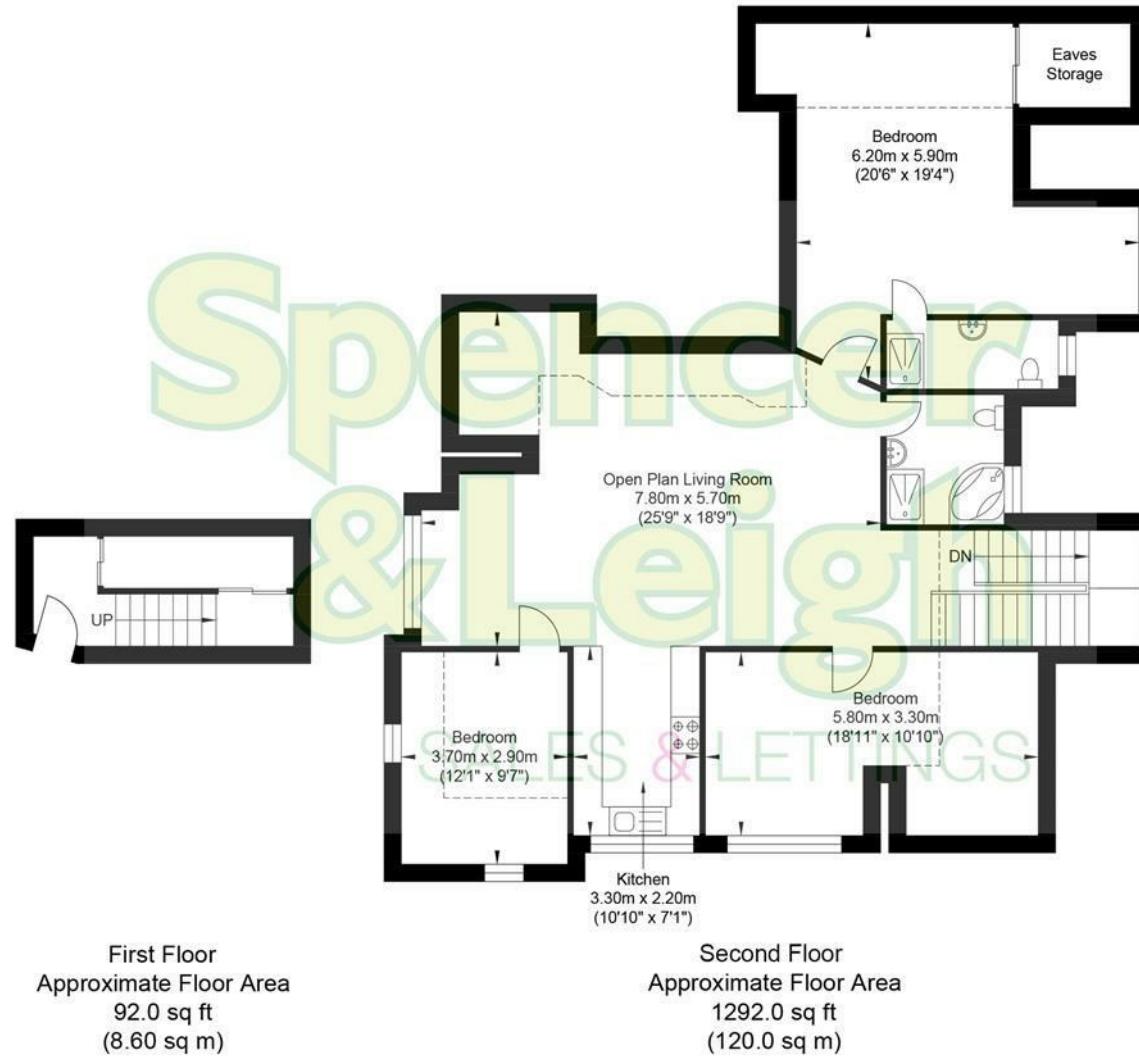
Council:- BHCC  
Council Tax Band:- B

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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# Old London Road, Ashburnham House



First Floor  
Approximate Floor Area  
92.0 sq ft  
(8.60 sq m)

Second Floor  
Approximate Floor Area  
1292.0 sq ft  
(120.0 sq m)

Approximate Gross Internal Area = 128.60 sq m / 1385 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.