26 Park Court, Old London Road, Patcham, Brighton, BN1 8XS
Spencer
&Leigh

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Offers In Excess Of £250,000 - Leasehold

- Purpose built flat in a popular block
- Two double bedrooms
- Positioned on the top floor of this low rise block
- Well presented throughout but with scope to further improve
- Spacious lounge/dining room with a Southerly aspect 'Juliet' balcony
- Allocated parking space
- Ideal Village location with fantastic access to shops and transport links
- Extended lease and low outgoings
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This well-presented apartment is perfectly located in Patcham Old Village, just a short walk from local shops. Situated on the top floor, it offers lovely views over the communal gardens, making it a property not to be missed.

Upon entering the flat, you'll find a spacious hallway with ample built-in storage. The generous living room provides plenty of space for entertaining, accommodating sofas and a dining table, all benefiting from a pleasant southerly aspect that captures sunlight.

The kitchen features fitted units and work surface space, along with a window that overlooks the communal gardens. Both bedrooms are well-sized doubles, with one facing east and the other facing west, both offering views of the gardens.

The bathroom is equipped with a white fitted suite and an over-bath electric shower. Additionally, this flat comes with an allocated parking space. We highly recommend scheduling a viewing, exclusively through Spencer & Leigh.

The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local 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 and Asda Superstore.

Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Sitting/Dining Room
16'8 x 11'1

Kitchen
10'5 x 6'10

Bedroom
13'5 x 9'6

Bedroom
10'5 x 8'10

Family Bathroom

OUTSIDE

Communal Gardens

Residents Parking

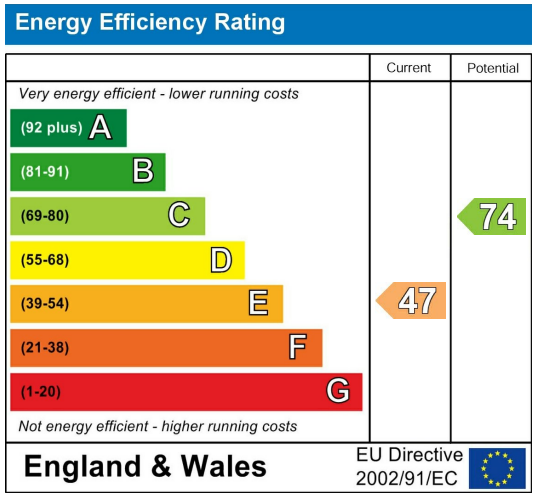
Property Information
167 years remaining on lease
Service Charge - £1,200 p/a
Zero Ground Rent
Council Tax Band B: £1,910.06 2025/2026
Utilities: Mains Gas, Electric Heating, Mains water and sewerage
Parking: Allocated Parking and un-restricted on street parking
Broadband: Standard 14 Mbps, Superfast 51 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

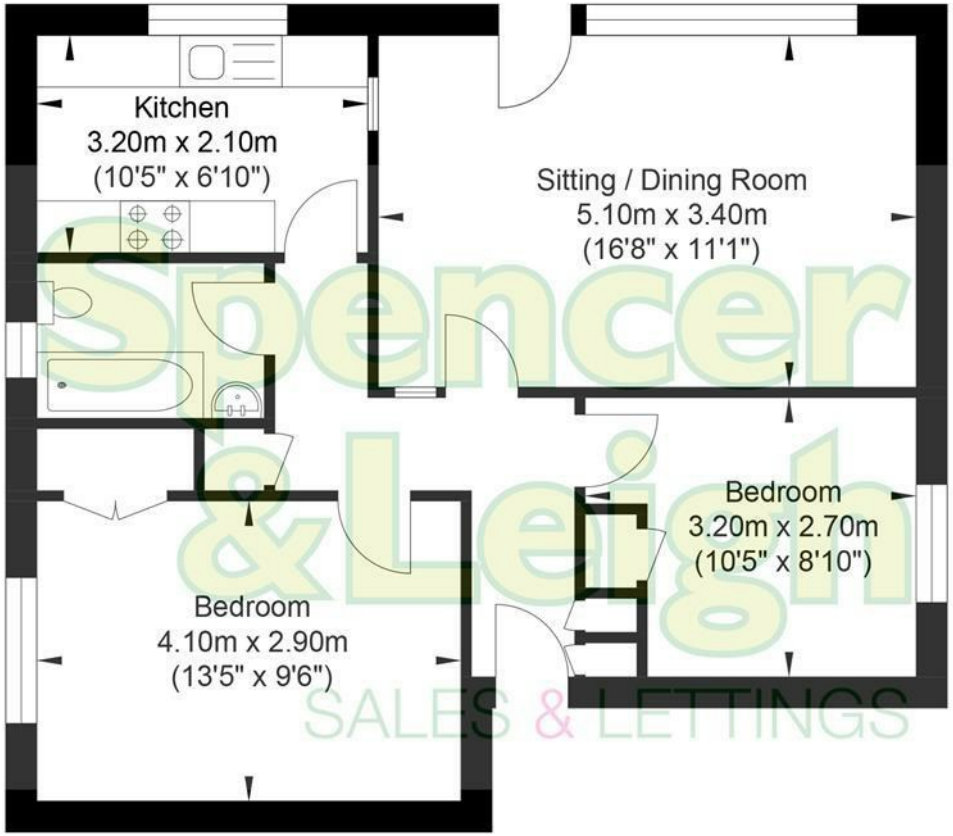
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- B



Spencer & Leigh

Old London Road



Second Floor
Approximate Floor Area
620.21 sq ft
(57.62 sq m)

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Approximate Gross Internal Area = 57.62 sq m / 620.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.