

Spencer  
& Leigh



3 Homeleigh, London Road, Patcham, BN1 8QA

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£925 PCM -

- Ground floor apartment
- One double bedroom
- Dual aspect lounge with 'Juliet' balcony
- Kitchen with integrated appliances
- Double glazed windows
- Electric heating
- Security door/entry phone system
- Allocated off road parking space
- Available March 2022, unfurnished
- Close to Patcham Old Village & Station

This one bedroom apartment boasts a fantastic position on the ground floor of Homeleigh, having a south easterly aspect and a pleasant outlook of the communal garden. Available mid March 2022 on an unfurnished basis, the accommodation boasts double glazed windows and electric heating, there is a good size lounge with an attractive 'Juliet' balcony, a fitted kitchen with integrated appliances, a double bedroom and a bathroom. Conveniently, there is an allocated off road parking space. Early internal viewing is recommended.



Homeleigh is situated on the London Road close to the Westdene-Patcham area. It is ideally situated for all amenities including schools and local shops as well as some larger stores such as M & S food, Next and Asda stores located a mile away. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hall

Living room  
16'3 x 10'1

Kitchen  
9'2 x 6'6

Bedroom  
16'3 x 8'5

Bathroom  
6'9 x 5'7



Council:-

Council Tax Band:-

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		63
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC

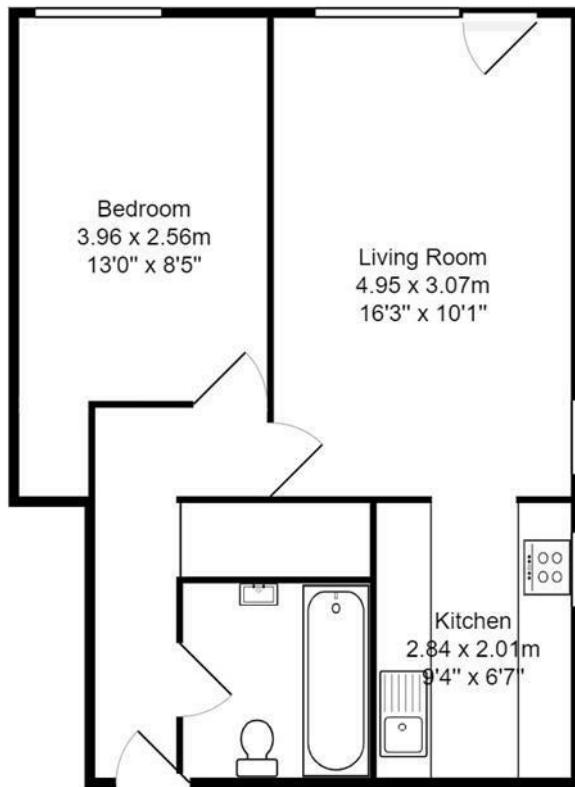


Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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)

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**Total Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.