



4 Withdean Court, London Road, Brighton, BN1 6RN

**Spencer
& Leigh**

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Price £300,000 - Leasehold

- First floor well presented apartment
- Two double bedrooms
- Spacious Living/dining room
- Long lease
- Modern fitted kitchen
- White bathroom suite
- Private West facing balcony
- Residents parking & communal gardens
- Within walking distance of Preston Park station
- Close to amenities and bus stops giving easy access in and out of Brighton

This well-presented first-floor apartment is situated on the London Road, boasting two generously sized double bedrooms, this flat is perfect for individuals, couples, or small families seeking comfort and convenience.

As you enter, you are welcomed into a spacious living/dining room, which serves as the heart of the home. This inviting space is ideal for both relaxation and entertaining, and it opens up to a private West-facing balcony, where you can enjoy the afternoon sun and unwind after a long day.

The modern fitted kitchen is equipped with contemporary appliances, making meal preparation a pleasure. The stylish bathroom complements the overall aesthetic of the flat, providing a serene space for your daily routines.

Residents will appreciate the added benefit of communal parking. The location is particularly advantageous, as it is within walking distance of Preston Park station, offering excellent transport links for easy access in and out of Brighton. Additionally, a variety of amenities and bus stops are conveniently close by, catering to all your daily needs.

This charming flat combines modern living with a prime location, making it an excellent choice for those looking to embrace the Brighton lifestyle. Don't miss the opportunity to make this lovely apartment your new home.



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Communal Entrance

Stairs rising to all Floor

Entrance

Entrance Hallway

Living Room

18'9 x 18'

Kitchen

7'8 x 6'8

Bedroom

13'3 x 12'3

Bedroom

11'11 x 9'9

Family Bathroom

OUTSIDE

Balcony

Communal Gardens

Communal Parking

Property Information

145 years remaining on the lease

Service Charge - £2,077.78 p/a

Ground Rent - £75.00 p/a

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents parking and restricted on street parking - Zone 10

Broadband: Standard 16 Mbps, Superfast 72 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer & Leigh

London Road



First Floor
Approximate Floor Area
646.69 sq ft
(60.08 sq m)

Approximate Gross Internal Area = 60.08 sq m / 646.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.