



40 Homeleigh, London Road, Brighton, BN1 8QA

Spencer
& Leigh

40, Homeleigh, London Road
Brighton, BN1 8QA

Price £215,000 - Leasehold

- First floor purpose built apartment
- One double bedroom
- White high gloss kitchen with breakfast bar
- Living area with southerly aspect
- White bathroom with shower
- Stylish wood effect flooring throughout
- Allocated off road parking
- No ongoing chain
- Local amenities nearby
- Exclusive to Spencer & Leigh

A fantastic opportunity to purchase a modern and well presented one bedroom first floor apartment in this popular development of Homeleigh, on the London Road. The apartment has been finished to a high standard with an open plan living room/kitchen fitted with high gloss white units and a sit up breakfast bar, the living area is bright with floor to ceiling windows and a southerly aspect, there is a double bedroom and a white bathroom suite with electric shower over bath. Usefully, the apartment has the benefits of an allocated parking bay. Internal viewing is a must! Exclusive to Spencer & Leigh.



Homeleigh 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.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Living Room/Kitchen
22'5 x 10'2

Bedroom
13'7 x 8'5

Bathroom

OUTSIDE

Allocated Residents Parking

Communal Gardens

Bicycle Store

Property Information

91 years remaining on the lease

Service Charge - £1,151.58 p/a

Ground Rent - £300.00 p/a

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

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Allocated Parking and un-restricted on street parking

Broadband: Standard 16 Mbps, Superfast 234 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

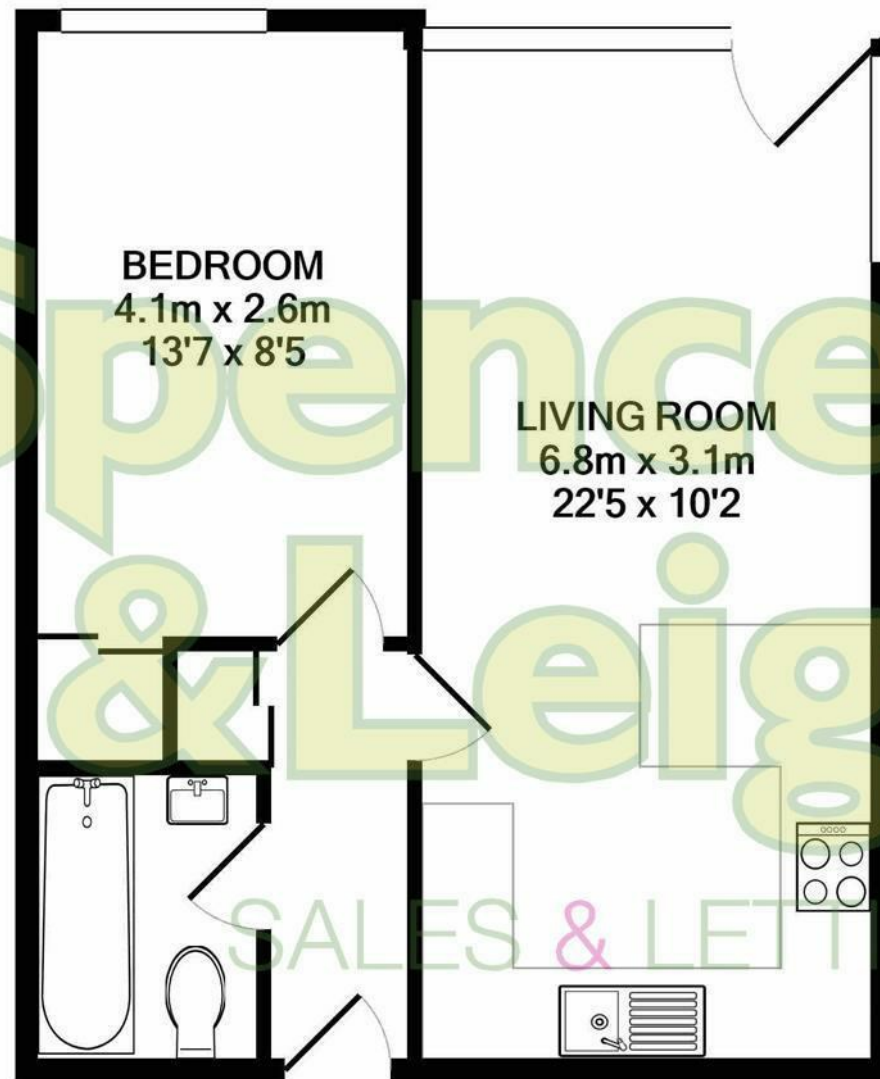


Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(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 	

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TOTAL APPROX. FLOOR AREA 39.0 SQ.M. (420 SQ.FT.)
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