



51, Mandalay Court, Brighton, BN1 8QW

Spencer
& Leigh

51, Mandalay Court,
Brighton, BN1 8QW

£1,400 PCM -

- Second floor apartment
- Two double bedrooms
- 17' Lounge accessing a balcony
- Modern kitchen with integrated appliances
- Modern bathroom & WC
- Allocated parking space
- Available early March, unfurnished
- Close to Preston Park Station
- Viewing highly recommended
- Exclusive to Spencer & Leigh

This contemporary and well presented two bedroom apartment is situated on the second floor of this popular purpose built block which has beautiful communal gardens. The apartment is available to rent from early March on an unfurnished basis and is offered with an allocated parking space. The spacious rooms comprise a 17' lounge, a 10' kitchen with an array of integrated appliances, two double bedrooms, a white bathroom suite and a separate cloakroom. There is an added benefit of a private balcony with a Westerly aspect. Available to let on a long term basis. Local shops and a mainline railway station can be easily accessed at nearby Preston Park. Viewing is highly recommended. COUNCIL TAX - C



Mandalay Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. 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

Lounge
17'0" 11'5"

Kitchen
10'9" 8'2"

Bedroom 1
15'1" 10'2"

Bedroom 2
15'1" 10'2"

Bathroom
7'2" 5'2"

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Electric. Mains water and sewerage
Parking: Allocated parking
Broadband: Standard 17 Mbps, Superfast 51 Mbps, Ultrafast 1800 Mbps
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

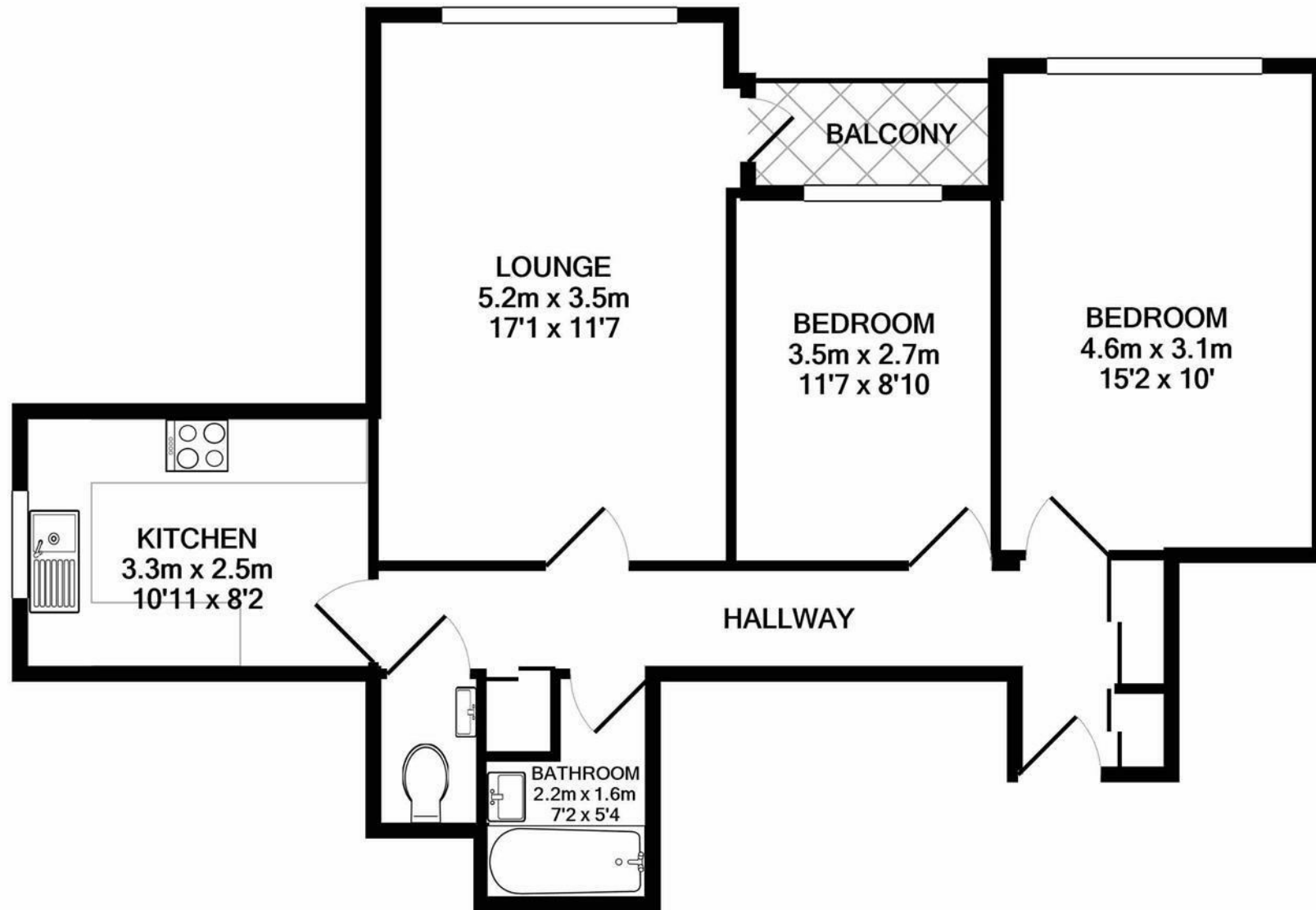
w: www.spencerandleigh.co.uk



Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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 63.3 SQ.M. (681 SQ.FT.)

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