

**Spencer
& Leigh**

6 Copper Beeches, Rookery Close, Brighton, BN1 6DR

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Guide Price £700,000 - £750,000 Leasehold

- Stunning Duplex apartment
- Three spacious double bedrooms
- Generous 20' dual aspect living room with beautiful windows and views over Preston Park
- Stylish fitted kitchen with integrated appliances & Quartz worktops
- 19' Main bedroom with en-suite shower room & fitted wardrobes
- Modern bathroom & separate shower/utility room
- Long remaining lease
- Garage located in compound
- Walking distance of Preston Park station
- No on-going chain

GUIDE PRICE £700,000 - £750,000

Located in the sought after Preston Park area of Brighton is this stunning three bedroom Duplex apartment situated within this beautiful industrial style building. As you enter the property you are greeted by a spacious entrance hall leading you into the 20' living room which is bathed in natural light from the double aspect windows with views over Preston Park. Just off the living room is separate dining room perfect for entertaining and a stylish kitchen fitted with modern units, Quartz worktops and integrated appliances. Also on this floor there is a double bedroom and a shower/utility room with space and plumbing for a washing machine. Stairs rise to the second floor where you will find a generous landing, two good sized bedrooms and a modern family bathroom with a walk-in shower. The main bedroom features an en-suite shower room, fitted wardrobes and rooflights. Outside there is a garage located within a compound opposite the apartment and communal gardens. Other points worthy of a mention include grey double glazed windows, gas fired central heating, a long lease of approximately 166 years and no on-going chain. Many local amenities include nearby shops, pubs, cafes, buses in and out of the City and Preston Park railway station are all easily accessed. Early viewing is highly recommended to appreciate this beautiful home which is exclusive to Spencer and Leigh.



Situated overlooking the popular tree lined Preston Park and within easy reach of the city centre, seafront and promenade. Brighton mainline station, London Road and Preston Park stations are all within easy access providing north-bound commuter links with London/the City. Schools catering for all age groups are well represented within the local area. Preston Park is located directly opposite with sporting and recreational facilities.



Entrance
 Entrance Hallway
 Living Room
 20'10 x 14'1
 Dining Room
 13'1 x 10'1
 Kitchen
 10'6 x 9'11
 Bedroom
 9'11 x 9'10
 F/f Shower Room/WC
 Stairs rising to Second Floor

Bedroom
 19' x 10'8
 En-suite Shower Room/WC
 Family Bath/Shower Room/WC

OUTSIDE

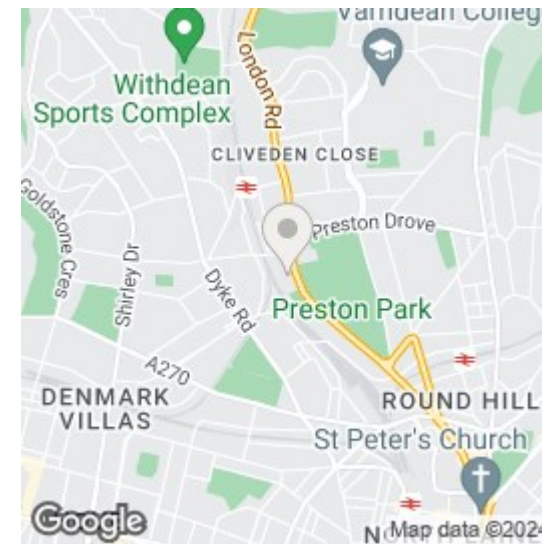
Garage
 18' x 8'4

Property Information
 193 years remaining on lease
 Service Charge - £2,259.00 p/a
 Ground Rent - Peppercorn
 Council Tax Band B: £1,818.49 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage and un-restricted on street parking
 Broadband: Standard 15 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.

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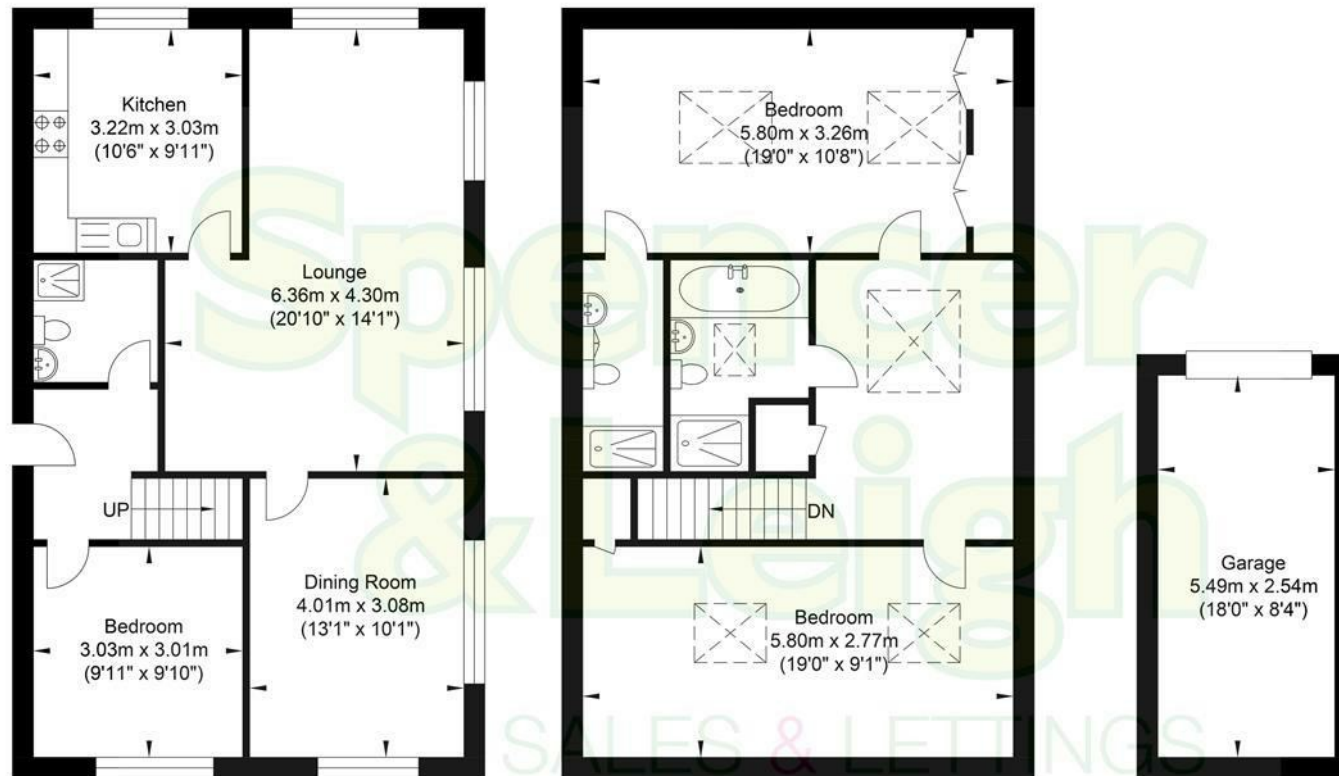
Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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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Rookery Close



First Floor
Approximate Floor Area
697.60 sq ft
(64.81 sq m)

Second Floor
Approximate Floor Area
697.60 sq ft
(64.81 sq m)

Garage
Approximate Floor Area
150.37 sq ft
(13.97 sq m)



Approximate Gross Internal Area = 143.59 sq m / 1545.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.