



5 Wootten House, Old London Road, Brighton, BN1 8YA

Spencer
& Leigh

5 Wootten House, Old London Road,
Brighton, BN1 8YA

Price £350,000 - Leasehold - Share of
Freehold

- Beautiful period building in the heart of the village
- Positioned on the top floor
- Two good size bedrooms
- Excellent condition throughout
- Share in the freehold
- 20' Living room with a dual aspect
- Modern fitted kitchen with dining space
- Allocated parking
- Fantastic village location
- Internal inspection highly recommended

Occupying an enviable position on the top floor of this beautiful period building in Patcham Old Village is this beautifully refurbished and spacious two bedroom apartment with a Share in the Freehold. The property has had the benefit of much modernisation and boasts a 20' dual aspect lounge with open views. There is a fitted kitchen/breakfast room which measures an impressive 18' and has ample space for dining table and chairs. There are two double bedrooms both with eaves storage. There is also a separate bathroom with a newly fitted white fitted suite. Outside there is a gravel driveway with allocated parking. Many amenities, including a Post Office, Co-op, baker and delicatessen are within a few minutes walk as are bus routes to the city centre and schools catering for all ages. Motorway links with the A23 and A27 are also situated nearby. Viewing highly recommended.



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food and Asda Superstore.



Communal Entrance with security entry phone

Stairs rising to all floors

Entrance

Entrance Hallway

Living Room

20'4 x 13'11

Kitchen/Dining Room

18'0 x 12'5

Bedroom

13'9 x 11'1

Bedroom

11'9 x 10'9

Shower/WC

OUTSIDE

Views

Residents Parking

Property Information

Council Tax Band C: £2,078.28 2024/2025

Lease remaining 997 years

Service Charge £1,200 p/a

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Resident Parking and un-restricted on street parking

Broadband: Standard 13 Mbps, Superfast 49 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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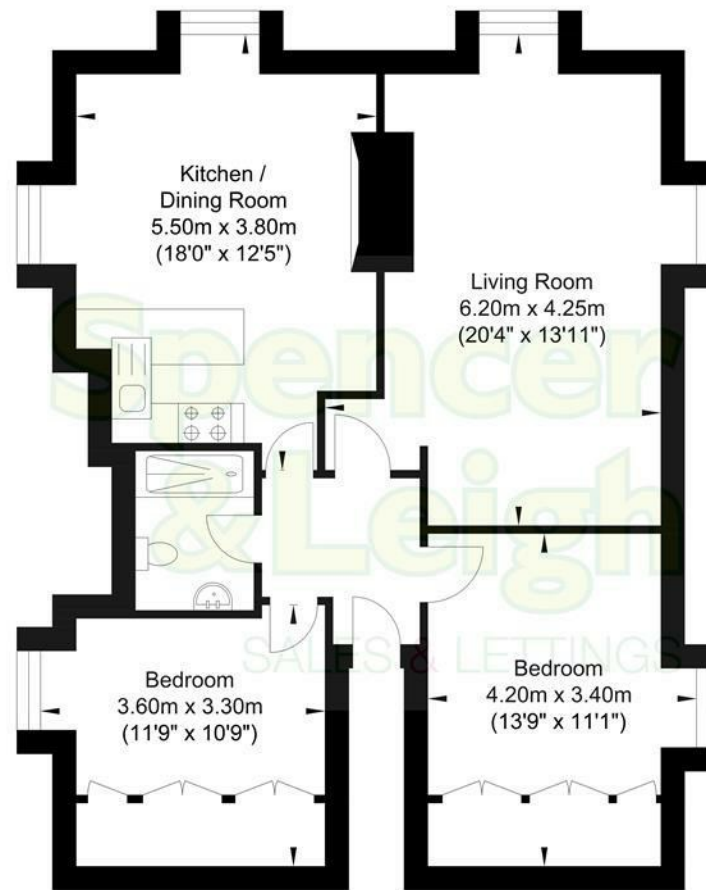
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(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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Approximate Floor Area
763.80 sq ft
(70.96 sq m)

Approximate Gross Internal Area = 70.96 sq m / 763.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.