



66 Mandalay Court, London Road, Brighton, BN1 8QW

Spencer
& Leigh

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Brighton, BN1 8QW

Price £280,000 - Leasehold

- Popular Purpose Built Apartment
- No Onward Chain
- Two Double Bedrooms
- Extended Lease with Zero Ground Rent
- Bright Westerly Aspect to all Principle Rooms
- Private Balcony
- Allocated Parking Space
- Presented in Immaculate Condition
- Directly Opposite Withdean Park
- Close to Good Transport Links in and Out of the City Centre

Welcome to this charming property located on London Road in the delightful area of Patcham, Brighton. This lovely flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring convenience and comfort for the residents. Situated in a purpose-built building, this flat offers a modern and practical living space suitable for various lifestyles.

One of the standout features of this property is the parking space available for one vehicle, a rare find in bustling Brighton. Say goodbye to the hassle of searching for parking after a long day out.

Don't miss the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the convenience and comfort this flat has to offer in the vibrant city of Brighton.



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 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.



Communal Entrance
 Stairs and lifts rising to all floors
 Entrance
 Entrance Hallway
 Reception Room
 16'10 x 11'4

Kitchen
 11'2 x 8'1

Bedroom
 14'10 x 10'1

Bedroom
 11'7 x 8'3

Bathroom

Separate Cloakroom/WC

OUTSIDE

Balcony

Communal Gardens

Residents Parking

Property Information

138 years remaining on the lease

Service Charge - £3,558 p/a

Zero Ground Rent

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

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking

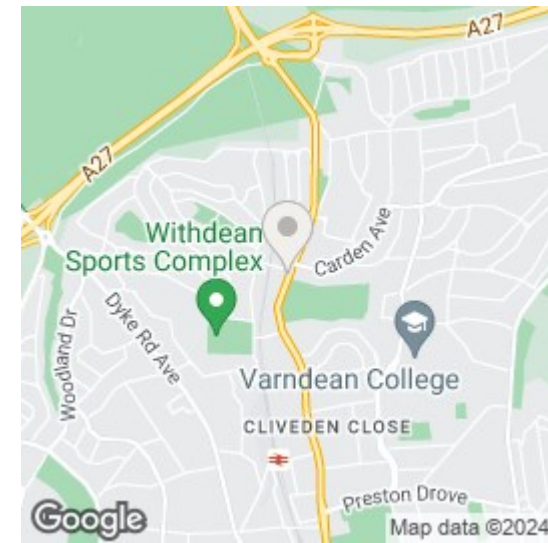
Broadband: Standard 17Mbps, Superfast 53Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(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 Area = 711 sq ft / 66 sq m

For identification only - Not to scale

