



24 Park Court, Old London Road, Brighton, BN1 8XS

Spencer  
& Leigh



24 Park Court, Old London Road,  
Brighton, BN1 8XS

Offers Over £245,000 - Leasehold

- Well presented two bedroom flat
- Spacious lounge with 'Juliet' balcony
- Modern kitchen with appliances
- White bathroom with shower over bath
- Double glazed windows
- Electric heating
- Allocated parking space
- No onward chain
- Popular village location
- Internal inspection recommended

Located in a tranquil part of Park Court with lovely views of the communal gardens, we highly recommend viewing this well-presented two-bedroom flat. The spacious lounge features a 'Juliet' balcony with a southerly aspect. The fitted kitchen is equipped with an integrated oven, hob, freestanding fridge/freezer, and a washing machine. Both bedrooms are a good size, and the white bathroom suite includes a shower over the bath. The bright, airy interior is enhanced by a neutral colour scheme and complemented by grey carpets. Additional benefits of the flat include electric heating and double-glazed windows. This flat also comes with an allocated parking space (Number 21). Patcham Old Village offers a variety of shops and a bus service to the City Centre right at your doorstep. Available with no onward chain, we highly recommend an internal inspection of the property. Please get in touch with Spencer & Leigh, the vendor's chosen local agents, for more information.



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, Matalan, Dunelm, Argos and Asda Superstore.





Communal Entrance  
 Stairs rising to all Floors  
 Entrance Hallway  
 Entrance

Living Room  
 16'9 x 11'4

Kitchen  
 10'8 x 6'11

Bedroom  
 13'5 x 9'8

Bedroom  
 10'6 x 8'11

Family Bathroom

OUTSIDE

Communal Gardens

Allocated Residents Parking

Property Information

168 years remaining on lease

Service Charge £1,212.58 p/a

No Ground Rent

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

Utilities: Mains Electric. Mains water and sewerage

Parking: Allocated residents parking and restricted on street parking

Broadband: Standard 14Mbps, Superfast 55Mbps & Ultrafast

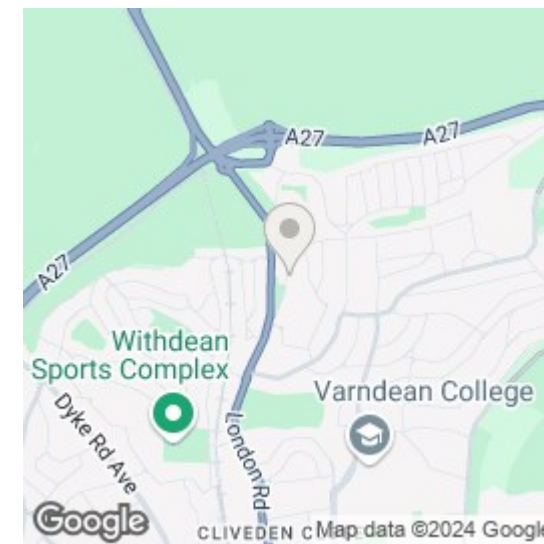
1000Mbps available (OFCOM checker)

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](http://www.spencerandleigh.co.uk)

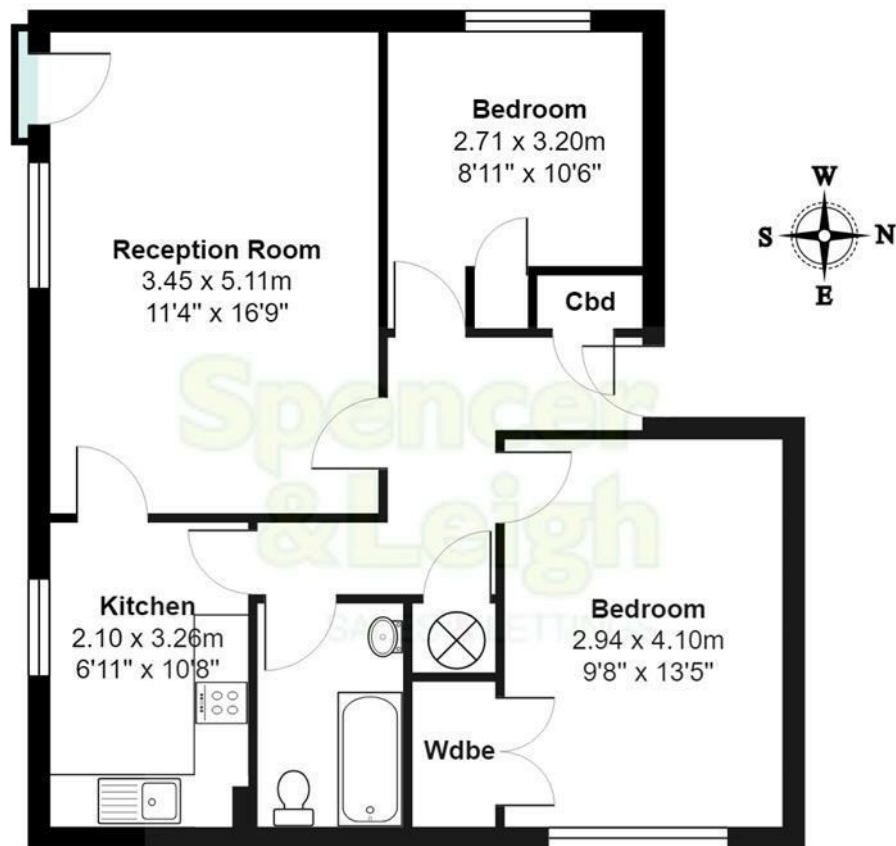


Council:- BHCC  
 Council Tax Band:- B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
& Leigh**



Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

All measurements are approximate and for display purposes only