



30, Warleigh Road, Brighton, BN1 4NT

**Spencer
& Leigh**

30, Warleigh Road,
Brighton, BN1 4NT

O.I.R.O £350,000 - Share of Freehold

- Upper maisonette in a period town house
- Two double bedrooms
- Share of freehold and extended lease
- Westerly aspect living room
- Separate fitted kitchen
- White fitted bathroom suite
- Sash windows and combination boiler
- Period features and high ceilings
- Walking distance to London Road station
- No on going chain

Welcome to this charming maisonette located in the vibrant Preston Circus area of Brighton. This delightful property boasts a spacious layout, offering a comfortable living space across the first and second floors for you to call home.

As you step inside, you'll be greeted by split level living space, the kitchen is situated at the rear and the westerly aspect living room is perfect for entertaining guests or simply relaxing after a long day. The period features add character and charm to the space, creating a warm and inviting atmosphere.

With two double bedrooms, there is plenty of room for guests, lodgers or even a home office. The bathroom provides convenience and completes this lovely home.

Conveniently situated near London Road station and Preston Circus, this maisonette offers easy access to transportation links, making commuting a breeze. Whether you're looking for a cosy home or a savvy investment opportunity, this property has the potential to fulfil.

The share of freehold and extended lease provide also adds peace of mind for prospective buyers.

Don't miss out on this fantastic opportunity to own a piece of Brighton with no ongoing chain. Contact us today to arrange a viewing and make this maisonette your new home sweet home.



Ideal for commuters, with excellent transport links, very close proximity to London Road station, bus services, and walking distance from Brighton mainline station. Conveniently located for cafes, shops, restaurant pubs, parks and cinema. Easy walking distance from Brighton's main central shopping locations and seafront.



Communal Entrance
 Stairs rising to First Floor
 Entrance
 Entrance Hallway

Sitting Room
 15'9 x 11'9

Kitchen
 9'2 x 6'6

Bedroom
 12'1 x 10'9

Family Bathroom

Stairs rising to Second Floor

Bedroom
 15'9 x 14'1

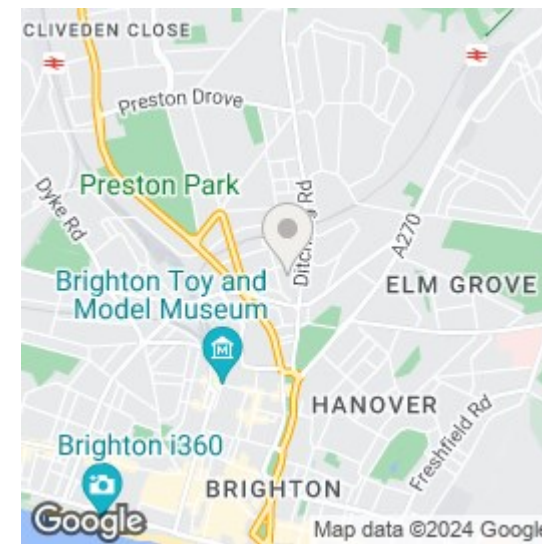
Property Information

990 years remaining on lease - Share of Freehold
 Service Charge - 50% of works, as and when required
 Ground Rent - No ground rent
 Council Tax Band B: £1,818.49 2024/2025
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Restricted on street parking - Zone J
 Broadband: Standard 5Mbps, Superfast 71Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/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:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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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Warleigh Road



First Floor
Approximate Floor Area
531.30 sq ft
(49.36 sq m)

Second Floor
Approximate Floor Area
257.14 sq ft
(23.89 sq m)

Approximate Gross Internal Area = 73.25 sq m / 788.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.