



24 Homeleigh, London Road, Brighton, BN1 8QA

**Spencer
& Leigh**

24 Homeleigh, London Road,
Brighton, BN1 8QA

Guide Price £210,000 - £220,000 Leasehold

- Popular purpose built block
- One double bedroom
- Positioned on the top floor
- 16' Living room with 'Juliet' balcony
- Modern fitted kitchen
- Fitted white bathroom suite
- Good length lease & low outgoings
- Allocated parking & visitors spaces
- Three built in storage cupboards in hallway
- Internal inspection highly recommended

GUIDE PRICE £210,000 - £220,000

This well-presented one-bedroom apartment is located on the top floor of a popular purpose-built block. The property features modern décor throughout, a 16' lounge with a 'Juliet' balcony for ample natural light, a modern fitted kitchen, and a good-sized double bedroom. Additionally, it includes three storage cupboards in the entrance hallway, a long lease, and low outgoings. Outside, there is allocated parking, visitor spaces, communal gardens, and a cycle store. We believe this property is worth a look, so don't hesitate to call Spencer & Leigh to book your appointment today!



Homeleigh is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries.



Communal Entrance
 Stairs rising to all Floors
 Entrance
 Entrance Hallway
 Reception Room
 16'4 x 10'2

Kitchen
 10'2 x 7'2

Bedroom
 13'5 x 8'6

Bathroom

OUTSIDE

Communal Gardens

Residents Parking

Property Information

90 years remaining on lease

Service Charge - £993.80 p/a

Ground Rent - £150.00 p/a

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

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents and Visitors Permit Parking

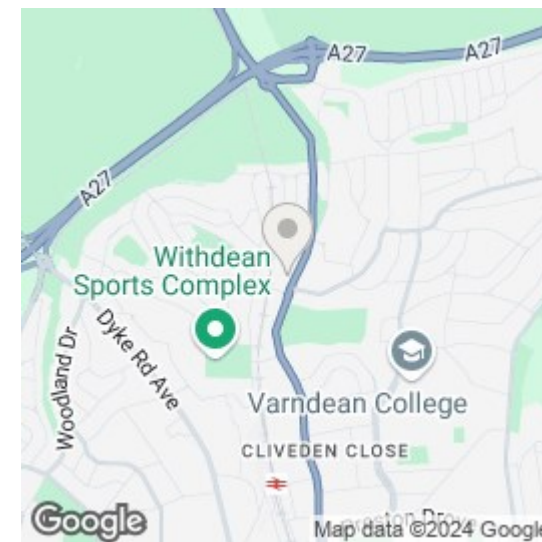
Broadband: Standard 15Mbps & Superfast 255Mbps available
 (OFCOM checker)

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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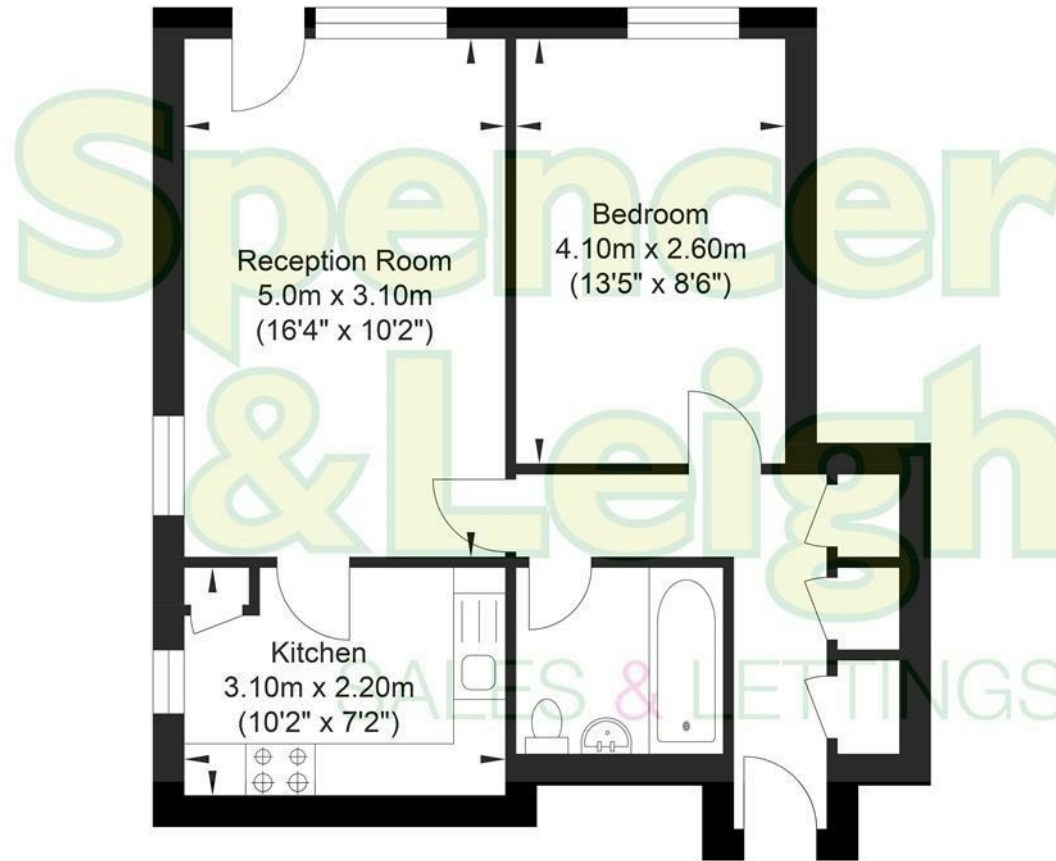
Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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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London Road, Homeleigh



Third Floor
Approximate Floor Area
483.08 sq ft
(44.88 sq m)

Approximate Gross Internal Area = 44.88 sq m / 483.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.