

KINGSMERE B

FLATS NO. 61
61A 61B 61C 61D 61E
61F 61G 61H 61I 61J
61K 61L 61M 61N 61O
61P 61Q 61R 61S 61T

Managing Agent
PS&B
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B
61-80

67 Kingsmere, London Road, Brighton, BN1 6UX

Spencer
& Leigh

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Offers In Excess Of £300,000 - Leasehold

- Purpose built flat
- Positioned on the first floor
- Two bedrooms
- Recently redecorated with newly fitted carpets and boiler
- 19' Bay fronted living room with ample space for sofas, table & chairs
- Bright southerly aspect
- Long lease of 137 years
- Low outgoings and no ground rent
- No onward chain
- Internal inspection highly recommended

Welcome to this charming flat located in the sought-after block of Kingsmere on the London Road in Brighton. This delightful property boasts a spacious 796 sq ft of living space, perfect for those looking for a comfortable and cosy home.

Situated on the first floor of a purpose-built building, this flat offers a convenient layout with one reception room, ideal for entertaining guests or simply relaxing after a long day. With two bedrooms both having fitted storage, there is ample space for a small family, guests, or even a home office. All of the principal windows have a bright southerly aspect overlooking the communal gardens.

We particularly like the long L' shaped hallway that gives a feeling of space and provides excellent storage via the fitted cupboards.

The property features a bathroom with a separate WC, ensuring no queues in the morning. Additionally, the flat comes with newly fitted carpets, a new 'Bush' fan oven, and a new 'Worcester' boiler, providing a fresh and inviting atmosphere for you to move in and make it your own.

One of the standout features of this property is the long lease with no ground rent, offering you peace of mind and security for the future. Whether you are a first-time buyer, downsizer, or investor, this flat presents a fantastic opportunity to own a piece of the vibrant city of Brighton.

Parking is provided via residents' parking bays that require a permit however there is no annual charge for the permit.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.



Kingsmere 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. Preston Park mainline station is a five minute walk away. There are a range of what are considered to be good local schools and a variation of shops and eateries nearby.



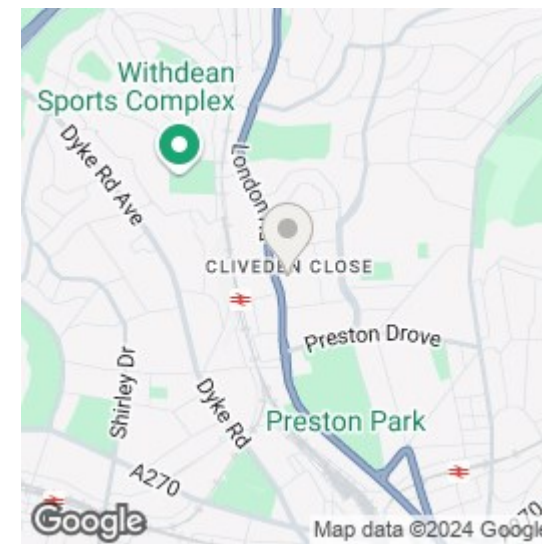
Communal Entrance
 Stairs rising to all Floors
 Entrance
 Entrance Hallway
 Reception Room
 19'8 x 11'5
 Kitchen
 11'5 x 6'10
 Bedroom
 12'9 x 11'5
 Bedroom
 14'5 x 6'10
 Bathroom
 Separate Cloakroom
 OUTSIDE
 Communal Gardens
 Residents Parking

Property Information
 137 years remaining on lease
 Service Charge - £1,699.08 p/a
 Zero Ground Rent
 Council Tax Band C: 2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Residents Permit Parking
 Broadband: Standard 18Mbps, Superfast 80 Mbps, 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.

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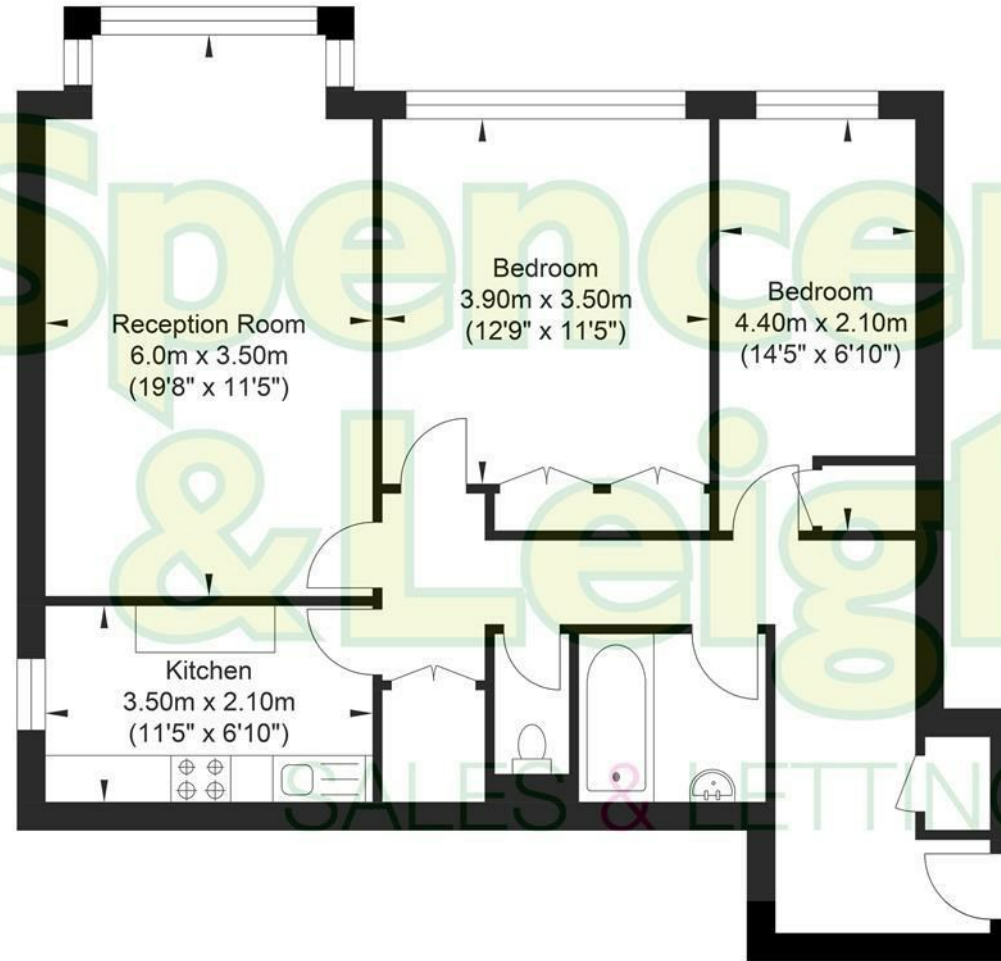
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

London Road



First Floor
Approximate Floor Area
795.66 sq ft
(73.92 sq m)

Approximate Gross Internal Area = 73.92 sq m / 795.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.