

Spencer  
& Leigh



Flat 6 Edster Court 388 Mile Oak Road, Brighton, BN41 2RA

## Flat 6 Edster Court 388 Mile Oak Road, Brighton, BN41 2RA

Price £250,000 - Leasehold - Share of Freehold

- Spacious ground floor apartment
- New extended lease and share of the freehold
- Parking and storage via a garage in the compound
- Communal green grounds
- Two double bedrooms
- White three piece bathroom suite
- Modern fitted kitchen with gas hob and electric oven
- Large living room 3.48m x 3.45m (11'5" x 11'4")
- Ideal for a first time buyer
- Convenient for the 1X bus service into Brighton

This delightful ground floor flat presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Spanning an inviting 485 square feet, the property boasts two spacious double bedrooms, providing ample room for relaxation and comfort.

The flat features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen and bathroom enhance the appeal of this residence, ensuring that it meets the needs of contemporary living.

Additionally, the property benefits from a garage with power and lighting within a secure compound, offering convenient parking and extra storage space. With a new extended lease and a share of the freehold, this flat provides a sense of security and long-term value.

For those who wish to explore the vibrant city of Brighton, the popular 1X bus service is conveniently located nearby, making it easy to access the bustling city centre and its array of shops, restaurants, and cultural attractions. The South Downs are right on the doorstep for those who enjoy a country stroll, whilst Mile Oak Farm is located at the end of the road with its popular Farm Shop.

This property is not just a home; it is a gateway to a lifestyle filled with the charm and vibrancy of Brighton. Whether you are looking to settle down or invest, this flat on Mile Oak Road is a splendid choice that combines comfort, convenience, and modern living.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away. The South Downs is right on the doorstep which has access to numerous trails for walking via Mile Oak farm.



Communal Entrance

Entrance

Entrance Hallway

Lounge  
11'5 x 11'4

Kitchen  
6'8 x 5'10

Bedroom  
11'5 x 9'8

Bedroom  
10'8 x 9'8

Family Bathroom

OUTSIDE

Garage in Compound

Property Information  
999 years remaining on lease - Share of Freehold  
Service Charge £1,900 p/a  
Zero Ground Rent  
Council Tax Band B: £1,818.49 2024/2025  
Utilities: Mains Electric. Mains water and sewerage  
Parking: Un-restricted on street parking  
Broadband: Standard 5Mbps, Superfast 74Mbps & 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 45 sq m / 485 sq ft

