



Spencer
& Leigh

17 Inwood Crescent, Brighton, BN1 5AP

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Guide Price £270,000 - £290,000 Leasehold

- Stunning Apartment with Private Garden
- Long Lease and Low Monthly Outgoings
- Ideal First Time Purchase or Buy to Let Investment
- Private Westerly facing Patio Garden
- Pretty Bay Fronted Property with original Sash Windows
- Presented in Immaculate Condition Throughout
- Renovated Kitchen with Integrated Appliances & Maple Worktops
- Newly Fitted Bathroom
- High Ceilings & Feature Fireplace
- Exclusive to Spencer & Leigh

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A stunning apartment with a long un-expired lease, spanning the entire Ground Floor of this beautiful Bay-Fronted property, presented in immaculate condition throughout with its own private patio Rear Garden! The property location is excellent just off Dyke Road, a 5-Minute Walk to Preston Park Mainline Station and a regular Bus servicing the rest of the City.

The property has recently undergone a meticulous renovation by the current vendors offering the new Owners the ability to just move straight in! Whilst retaining much of its original Charm and beautiful characteristics, the property features a renovated Kitchen with high-end integrated "AEG" & "Bosch" appliances and is finished with stylish Maple worktops, a new Bathroom Suite with White matching Sanitaryware and completed in a smart Geometric White Tiled pattern.

The Bedroom is both bright and airy, made possible by the large bay window overlooking the front and the traditional high ceilings found in these ever-popular properties. Whilst the Lounge has a pleasant view over the private Westerly facing patio and stone garden at the rear.

The icing on the cake is the low monthly outgoings, so avoid disappointment and arrange your viewing with Spencer & Leigh today!



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a short walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.



Entrance

Entrance Hallway

Living Room
13'3x 9'

Kitchen
9'10 x 8'6

Bedroom
12'6 x 11'

Bathroom

OUTSIDE

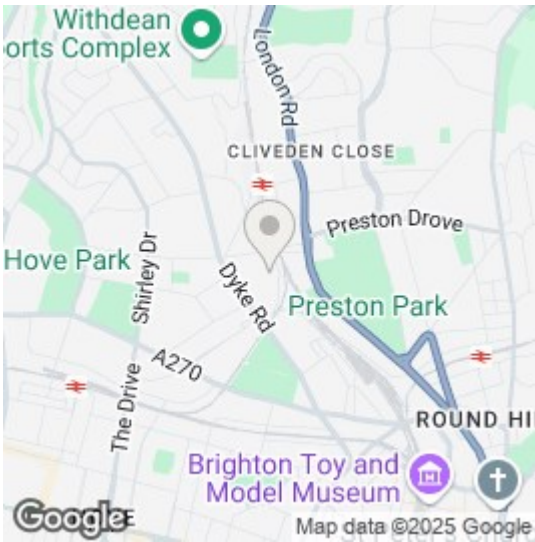
Rear Garden

Property Information
941 years remaining on lease
Ground Rent - £10 p/a
Service Charge as and when required
Insurance - £189 p/a
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Restricted on street parking - Zone A
Broadband: Standard 15Mbps, Superfast 65Mbps & 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.

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Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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Approximate Gross Internal Area = 45.40 sq m / 488.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.