



21 Leahurst Court, Leahurst Court Road, Brighton, BN1 6UL

**Spencer
& Leigh**

21 Leahurst Court, Leahurst Court Road,
Brighton, BN1 6UL

Price £325,000 - Leasehold

- Spacious purpose built flat
- Two double bedrooms
- Close to Preston Park Mainline Station
- Large entrance hall with storage space
- South facing living room with leafy green views
- White modern fitted kitchen with space for dining
- Modern family bathroom/WC with white suite
- Upvc double glazing & gas central heating
- Well presented interior which is simply ready to move in
- Exclusive to Spencer & Leigh, viewing recommended

Leahurst Court is an immaculately kept purpose built block with leafy green views, perfectly placed for Preston Park and it's Mainline Railway Station both within easy walking distance.

Set back from the main road, nestled amongst trees and greenery this spacious apartment boasts lovely views from the South facing living room and main bedroom which are both bathed in light from the large double glazed windows creating a bright welcome environment.

You enter the property from newly decorated communal ways into a large private entrance hall with handy storage cupboards for your belongings. From here you can access the living room and kitchen which is fitted with white modern high gloss units, integrated appliances and plenty of space for a table and chairs.

Both the bedrooms are considered good size double rooms which do not disappoint. The bathroom/WC is fitted with a modern white stylish suite having an over bath shower and bold orange painted walls.

This lovely apartment would make a delightful home and viewing is considered essential.

The property features well kept communal grounds, residents permit parking and a long remaining lease creating the perfect package for your next home, which is exclusive to Spencer & Leigh.



Leahurst Court is located in an easily accessible location close to the main London Road being the major route in and out of the city of Brighton. Preston Park mainline railway station is a short walk away and Brighton Station is a brief bus journey.



Communal Entrance
 Stairs rising to all Floors
 Entrance
 Entrance Hallway

Reception Room
 17'8 x 11'1

Kitchen
 15'8 x 11'9

Bedroom
 11'9 x 11'1

Bedroom
 11'9 x 8'10

Family Bathroom

OUTSIDE

Communal Gardens

Property Information

136 years remaining on lease

Service Charge - £2,333.24 p/a

Ground Rent - £20.00 p/a

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Parking

Broadband: Standard 18 Mbps, Superfast 183 Mbps. Ultrafast

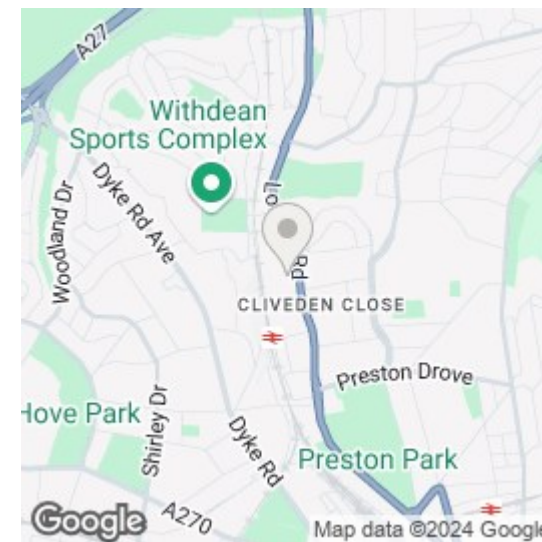
1000 Mbps available (OFCOM checker)

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.


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	82	82
(69-80) C		
(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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Leahurst Court Road



Second Floor
Approximate Floor Area
797.82 sq ft
(74.12 sq m)

Approximate Gross Internal Area = 74.12 sq m / 797.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.