



# Spencer & Leigh

53a Preston Road, Brighton, East Sussex, BN1 4QE



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Brighton, East Sussex, BN1 4QE

Guide Price £280,000 - £290,000 Leasehold

- Converted flat in a period conversion
- One double bedroom
- 16' Living room
- Well presented throughout
- Modern fitted kitchen with anthracite grey units and copper fittings
- Long lease of 148 yrs
- Own private entrance
- South westerly facing patio garden and useful front garden
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £280,000 to £290,000

Positioned on Preston Road, this delightful flat offers a perfect blend of comfort and modern living. Spanning an impressive 646 square feet, the property features a private entrance, ensuring a sense of privacy and exclusivity.

The flat comprises a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom is thoughtfully designed, providing a tranquil retreat at the end of the day. The newly fitted bathroom suite adds a touch of luxury, making daily routines a pleasure.

The modern fitted kitchen is a standout feature, equipped with contemporary fitted units and ample work surface space, making it a joy for any home cook. Additionally, the south-westerly facing patio is a wonderful outdoor space, perfect for enjoying the sunshine or hosting al fresco gatherings.

With a long lease in place, this property presents an excellent opportunity for both first-time buyers and investors alike. The vibrant atmosphere of Brighton, with its eclectic mix of shops, restaurants, and cultural attractions, is just a stone's throw away.

This flat is not just a home; it is a lifestyle choice in one of the UK's most sought-after coastal cities. Don't miss the chance to make this charming property your own.



Popular & sought after location being just a minute's walk away from Preston Park and less than half a mile from Preston Park Railway Station. Close to the hustle and bustle of Preston Circus/London Road with many shops, bars and restaurants. Road networks into and out of the city are easily accessible as are bike lanes and buses.





Private Entrance

Entrance Hallway

Living Room  
16'8 x 12'7

Kitchen  
12'7 x 7'10

Bedroom  
14'7 x 12'2

Bathroom

OUTSIDE

Front & Rear Garden

Property Information

148 years remaining on the lease

Service Charge 1/3 as and when

Buildings Insurance £300 p/a

No Ground Rent

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone J

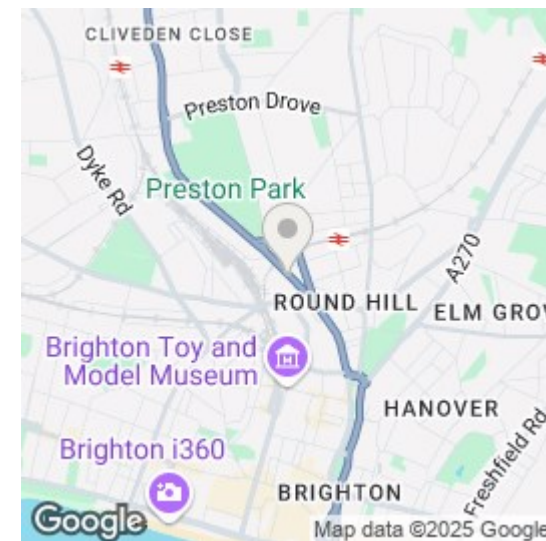
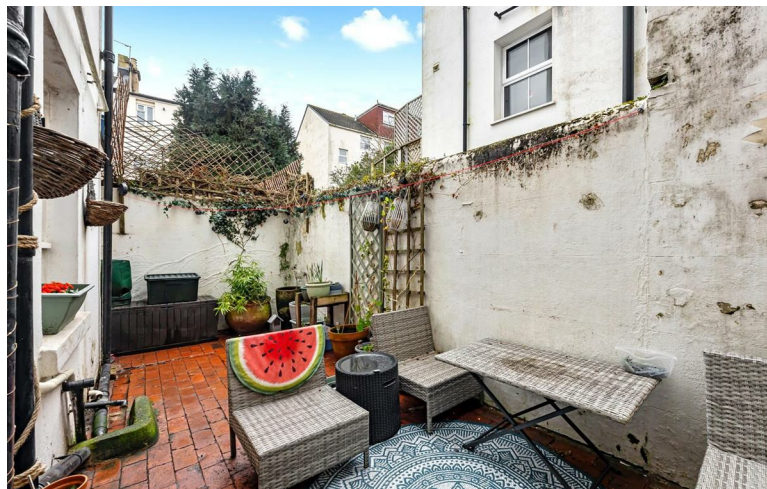
Broadband: Standard 5 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



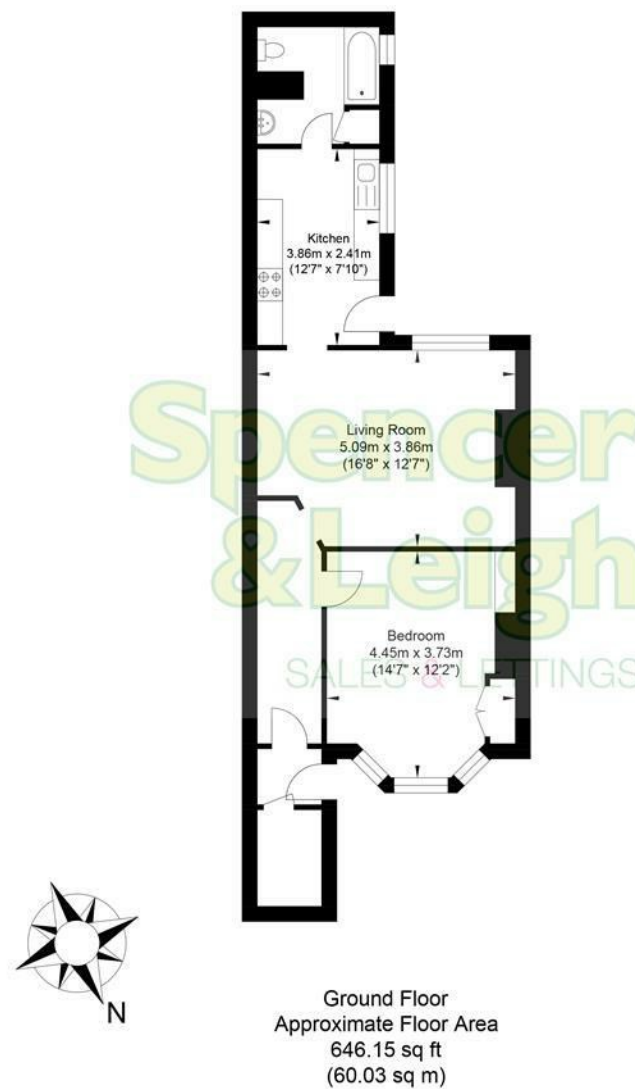
Council:- BHCC  
Council Tax Band:- A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
& Leigh**

## Preston Road



Approximate Gross Internal Area = 60.03 sq m / 646.15 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.