

A photograph of a three-story brick building with large windows. A large, bushy tree with pink blossoms stands in front of the building. The sky is clear blue. The text 'Spencer & Leigh' is overlaid in the top right corner in a green, stylized font.

**Spencer
& Leigh**

ACACIA COURT

14 Acacia Court, Herbert Road, Brighton, BN1 6PB

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Guide Price £300,000 - £325,000 Leasehold
- Share of Freehold

- Bright & Spacious Purpose-Built Apartment
- Two Double Bedrooms
- South-Westerly Aspect
- Long Lease & Share in Freehold
- Residents Parking
- Vendor Suited Onwards
- Stylish Contemporary Kitchen
- Modern Bathroom Suite
- Moments from Preston Park
- Exclusive to Spencer & Leigh

GUIDE PRICE £300,000 - £325,000

This beautiful, bright, and airy apartment is located at a prominent corner of Surrenden Road and Herbert Road. Positioned on the top floor in the southwest corner of the development, all rooms benefit from natural light due to the elevated location, enhancing the property's overall condition.

In summary, the apartment features two bedrooms. The main bedroom offers lovely views towards Preston Park, while the guest/second bedroom, which is also a double, is currently used as a home office, with a convenient day bed for guests when needed. The living room boasts the same impressive view through large tilt-and-turn windows.

The stylish dual-aspect kitchen has a contemporary feel, highlighted by industrial-style lighting, grey units and tiles, and a solid oak countertop. There is also ample space for a dining table and chairs.

The modern bathroom suite with rainfall shower over the bath is found back along the corridor alongside additional further storage in the hallway.

The apartment is just moments from Preston Park, a 10-minute walk to the station and a further short walk to Fiveways, making the location excellent for both families and commuters. Other features include resident permit parking, a long lease, and our vendors are already suited onward, so there will be no lengthy wait to start the process.

Call today to arrange your viewing with Spencer & Leigh at this lovely apartment!



Herbert Road is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a mainline railway station and ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Living Room
14'9 x 11'11

Kitchen
15' x 6'5

Bedroom
14'10 x 10'1

Bedroom
12'3 x 8'5

Bathroom

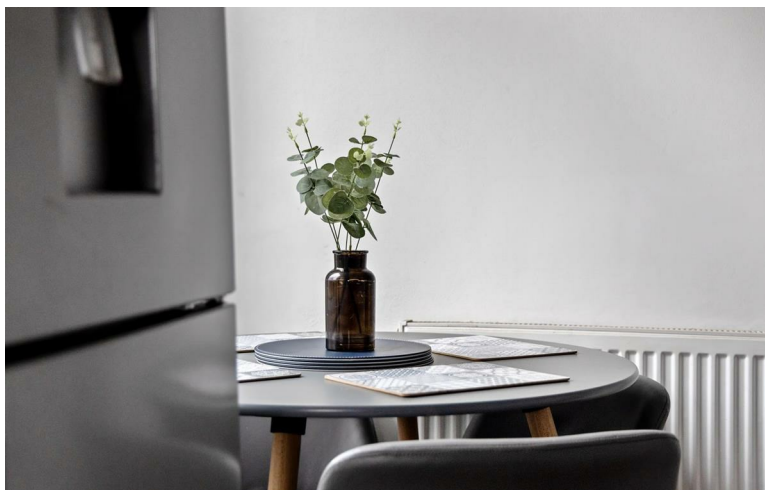
Property Information

977 years remaining on the lease
Service Charge - £1,297.88 p/a
Reserve Fund - £1,200 p/a
Peppercorn Ground Rent
Council Tax Band B: £1,910.06 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Residents parking and restricted on street parking - Zone F
Broadband: Standard 15 Mbps and Superfast 300 Mbps available (OFCOM checker)
Mobile: Fair 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



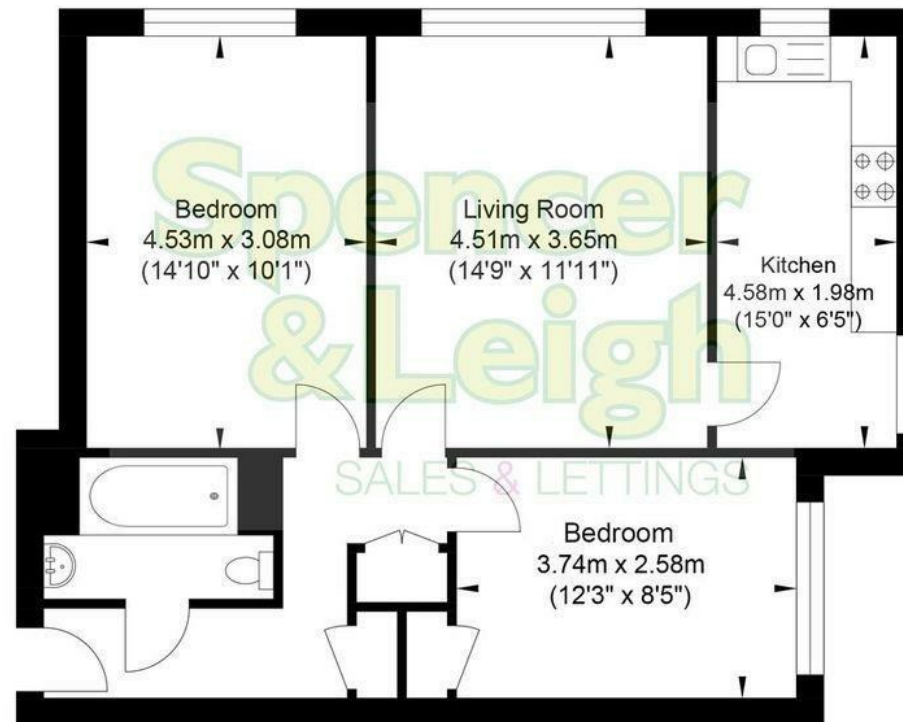
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC

**Spencer
& Leigh**

Herbert Road



Top Floor Flat
Approximate Floor Area
676.94 sq ft
(62.89 sq m)

Approximate Gross Internal Area = 62.89 sq m / 676.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.