



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

Spencer  
& Leigh



## 24 Leahurst Court, Leahurst Court Road, Brighton, BN1 6UL

Guide Price £300,000 - Leasehold

- Spacious purpose built flat
- Two double bedrooms
- Situated on the top floor
- Balcony with space for table & chairs
- 17' Living room
- Wide entrance hallway with space for a desk
- Potential to improve
- Long lease
- Excellent location within easy reach of Preston Park Station
- Internal inspection highly recommended

GUIDE PRICE £300,000 - £325,000

This spacious top-floor flat is located on Leahurst Court Road in the vibrant city of Brighton, within close proximity of Preston Park and the mainline station. This purpose-built property boasts well-proportioned rooms, including a large entrance hallway, a spacious reception room, two cosy bedrooms a bright bathroom and a large kitchen/breakfast room.

With a generous 785 sq ft of living space, this flat offers ample room for comfortable living. The highlight of this property is undoubtedly the balcony, perfect for enjoying your morning coffee or soaking up the afternoon sun.

Although the flat requires some modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create a home tailored to your taste.

Situated in a desirable location, this property benefits from a long lease, providing you with peace of mind for years to come. Don't miss out on the chance to own a piece of Brighton in this lovely flat on Leahurst Court Road.



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

Living Room  
 17'10 x 11'3

Kitchen  
 15'6 x 11'9

Bedroom  
 12' x 11'5

Bedroom  
 11'8 x 9'1

Family Bathroom

OUTSIDE

Balcony

Communal Gardens

Property Information

136 years remaining on lease

Service Charge - £2,213.65 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 187 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.

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Council:- BHCC  
 Council Tax Band:- B

### 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>		
(55-68) <b>D</b>	61	64
(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**

# London Road



Approximate Floor Area  
785.11 sq ft  
(72.94 sq m)

Approximate Gross Internal Area = 72.94 sq m / 785.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.