



85 Millers Road, Brighton, BN1 5NQ

Spencer
& Leigh

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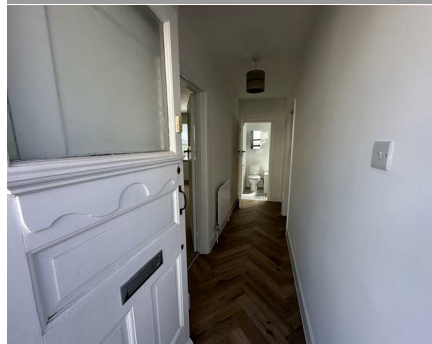
Offers In The Region Of £275,000 -

- Newly modernised garden flat
- Private street entrance
- Landscaped rear garden with stunning views
- Spacious entrance hall with parquet flooring
- Living room with fireplace & bay window
- White modern high gloss kitchen units with appliances
- White modern bathroom/WC with shower
- No ongoing chain
- UPVC double glazing, gas fired central heating
- Good size rear garden with side access & shed

Offered For Sale with no ongoing chain is this newly modernised garden flat with it's own private street entrance and a long remaining lease term. The flat is impressive from the private, period front door which leads to a spacious hallway with new parquet flooring and freshly painted walls. From here your eye is drawn into the living room with feature fireplace, bay window, parquet flooring and Venetian blinds. The kitchen is a good size with modern high gloss fitted units and built in cooking appliances. From the kitchen there is direct access to the landscaped garden with stunning views across the valley towards Preston Park. The bedroom is classed as a good size double room with plenty of space for wardrobes and storage. This room also benefits from the view and blinds. The bathroom has a white modern suite with over bath shower unit, tiled walls and floor. Outside the rear garden has been hard landscaped with a decked patio and timber pergola, gated side access and garden storage shed. Viewing is highly recommended to fully appreciate this quality apartment available to view with Spencer & Leigh.



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.

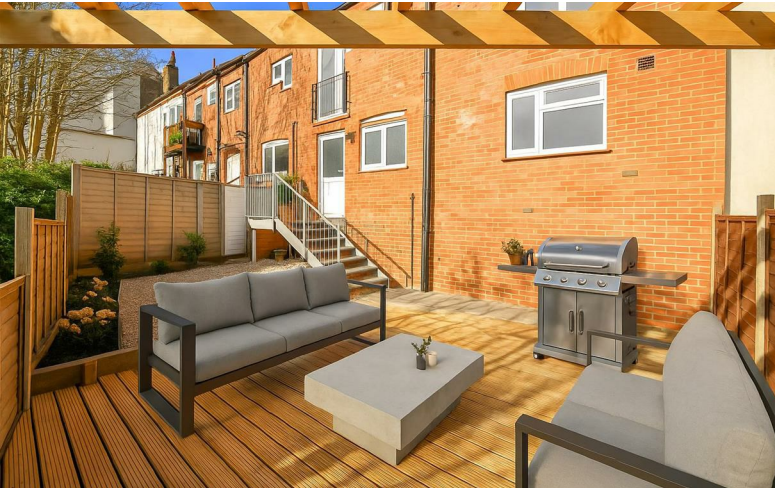


Entrance
 Entrance Hallway
 Living Room
 13'5 x 11'10
 Kitchen
 11'10 x 7'2
 Bedroom
 15'6 x 10'4
 Bathroom
 OUTSIDE
 Rear Garden


Property Information
 124 years remaining on lease
 Service Charge - 50/50 split
 Zero Ground Rent
 Council Tax Band A: £1,637.19 2025/2026
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Restricted on street parking - Zone A
 Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps 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.

t: 01273 565566
 w: www.spencerandleigh.co.uk



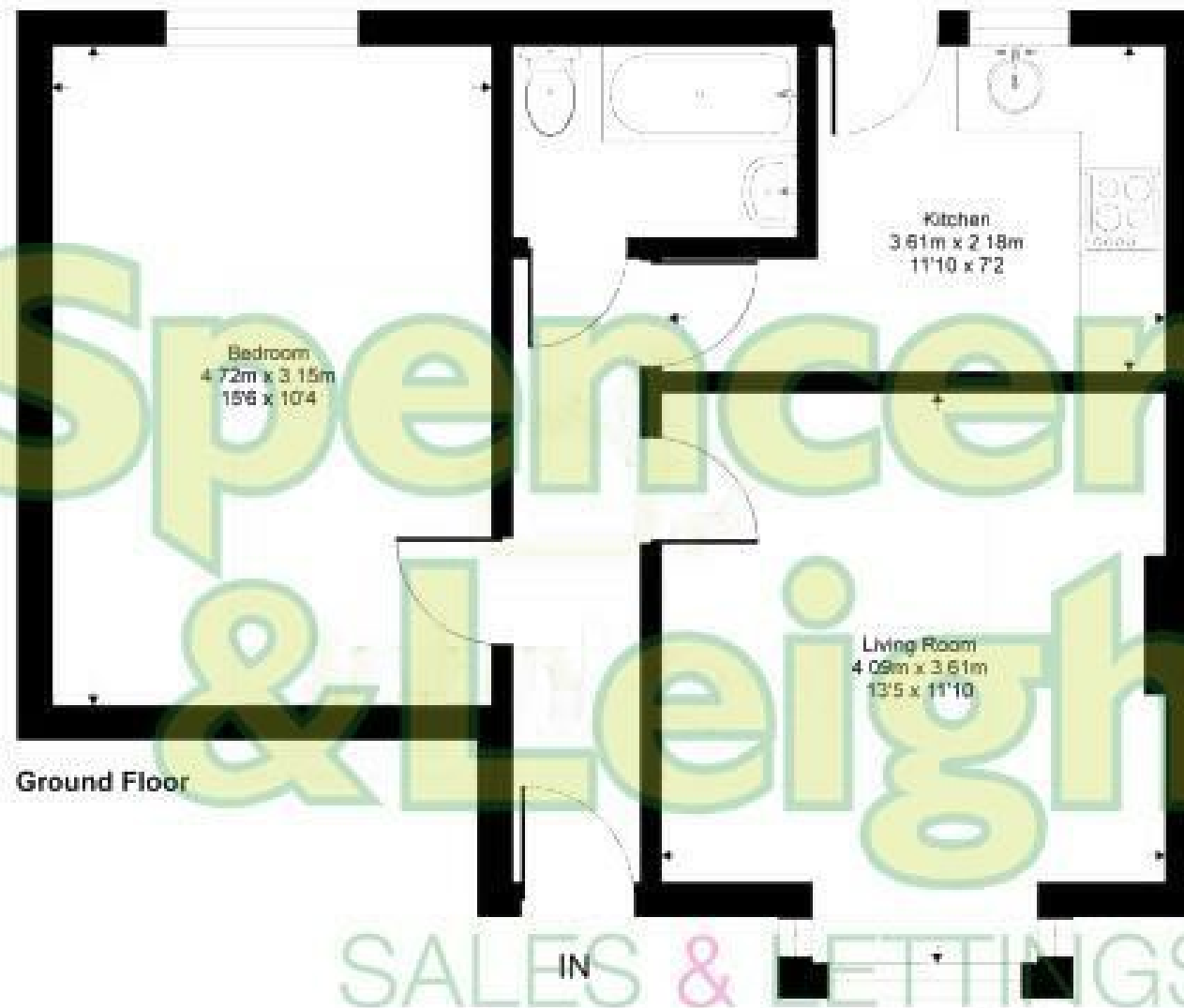
Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area = 44.5 sq m / 480 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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