



22 Mandalay Court, London Road, Brighton, BN1 8QU

**Spencer
& Leigh**

22 Mandalay Court, London Road,
Brighton, BN1 8QU

£1,395 Per Calendar Month -

- Well presented two bedroom flat
- Located on the 4th floor with a Westerly aspect
- Spacious lounge/dining room
- Modern fitted kitchen
- White bathroom suite & separate WC
- Private balcony
- Gas fired central heating & double glazed windows
- Allocated off road parking space and visitor parking
- Available early July, unfurnished
- Great location opposite Withdean Park

This well presented two bedroom flat is located on the fourth floor and has a pleasant Westerly view. Upon entering, the hallway leads into the rooms, featuring a spacious lounge with direct access to a balcony, a modern fitted kitchen, two double bedrooms and a family bathroom with separate WC. The flat has a neutral decorative tone creating a bright living space. Having double glazed windows and gas fired central heating (new combi boiler fitted in 2025) generates a warm and peaceful environment. The icing on the cake is the allocated parking space (number 15) located at the rear of the block. Available from early July, the flat will be offered on an unfurnished basis. Mandalay Court conveniently has passenger lifts to all floors, a modern entry phone system and well maintained communal gardens. Preston Park station and various shops and cafe's are within walking distance. Early viewing is recommended with this flat. COUNCIL TAX - BAND C



Hallway
Reception Room
10'11" x 16'11"

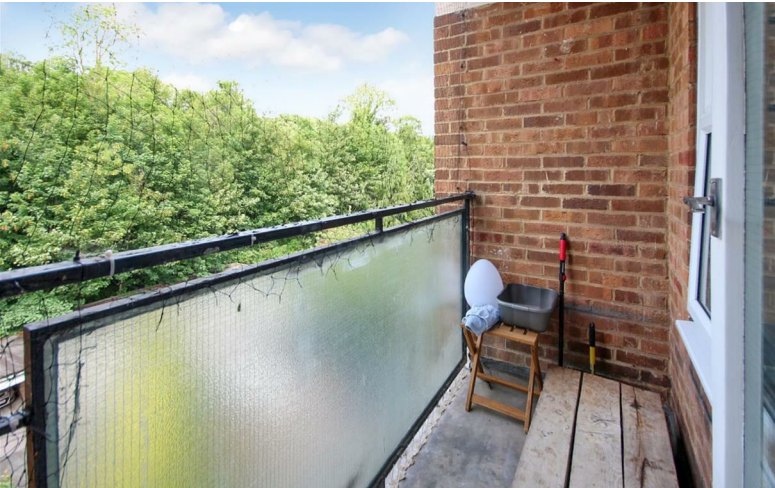
Kitchen
10'9" x 8'1"

Bedroom 1
9'10" x 14'9"

Bedroom 2
8'6" x 11'2"

Bathroom

WC



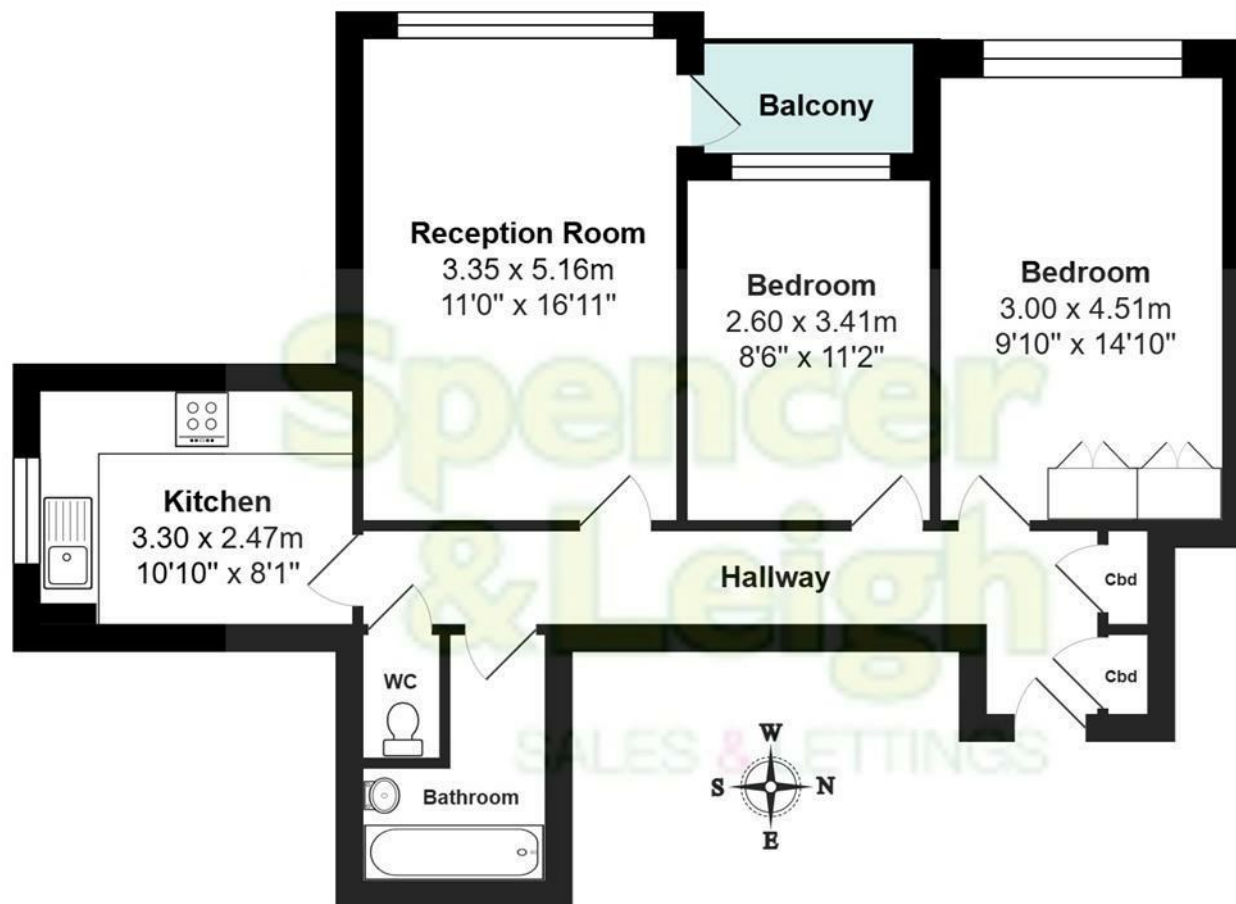
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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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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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Total Area: 67.1 m² ... 723 ft² (excluding balcony)

All measurements are approximate and for display purposes only.