



Spencer
& Leigh

70 Kemps Court, Locks Crescent, Portslade, Brighton, BN41 2AD

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Price £265,000 - Leasehold

- Popular low rise purpose built block
- Two double bedrooms and a large hallway cupboard that could serve as an office
- Situated on the first floor
- 17' Lounge with ample space for sofas, table & chairs
- 15' Modern fitted kitchen with further space for appliances
- Long entrance hallway with two large cupboards
- Low outgoings
- South facing aspect from the living room and bedrooms
- Excellent location with mainline railway stations and bus links easily accessible
- Viewing highly recommended

This first-floor apartment is situated in a popular low-rise block within Portslade Old Village. The deceptive accommodation offers comparable floor space and bedroom sizes to nearby houses & bungalows! The accommodation features a 17' Lounge/dining room with ample space for a dining table, chairs & sofas; two double bedrooms; a modern fitted shower room with a contemporary suite and a recently fitted good-sized kitchen with a range of matching units, and space & plumbing for a washing machine and fridge/freezer. The entrance hallway has further cupboard & storage space with power & lighting that could double as an office space if required, making this an ideal home to grow into. The lease is of a good length with the added benefit of low service outgoings. Outside, there are well-kept communal gardens. Parking is available on a first-come-first-served basis, with garages becoming available to rent for a competitive fee. Viewing is highly recommended to appreciate the vast amount of space this flat has to offer!



Locks Crescent is a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishergate train stations are also a short stroll away. The Holmbush shopping centre with M & S, Next and Tesco Superstore is a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Living Room
17'4 x 11'5

Kitchen
15'5 x 6'2

Bedroom
14'1 x 9'10

Bedroom
14'1 x 8'10

Family Bathroom

OUTSIDE

Communal Gardens

Residents Parking

Property Information

93 years remaining on the lease

Service Charge - £1,092.00 p/a

Ground Rent - £120.00 p/a

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Resident un-allocated parking and un-restricted on street parking

Broadband: Standard 16 Mbps, Superfast 74 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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w: www.spencerandleigh.co.uk



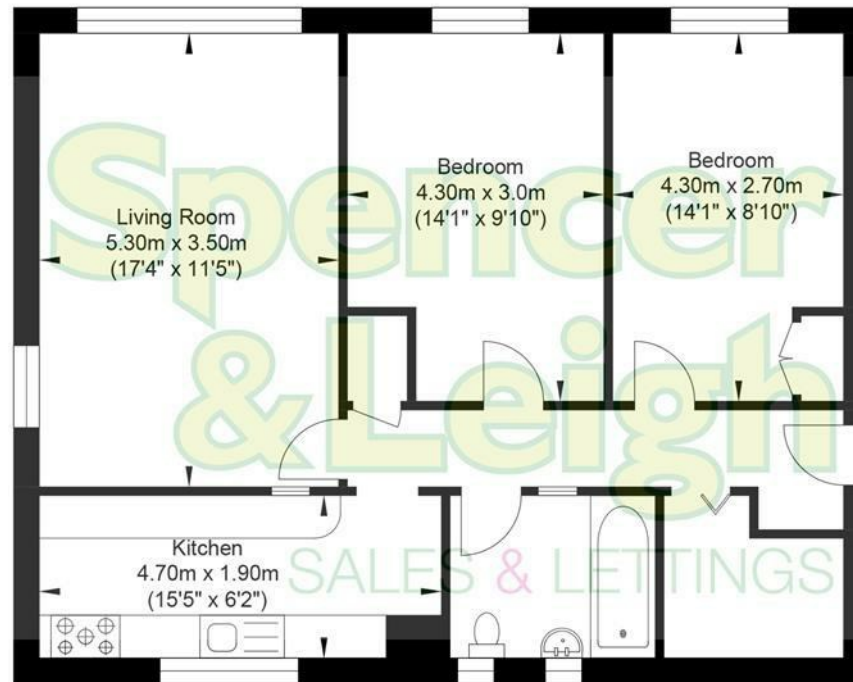
Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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First Floor
Approximate Floor Area
738.61 sq ft
(68.62 sq m)

Approximate Gross Internal Area = 68.62 sq m / 738.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.