



Homeleigh, London Road, Brighton, BN1 8QA

**Spencer  
& Leigh**

Homeleigh, London Road,  
Brighton, BN1 8QA

£1,395 PCM -

- Attractive two bedroom apartment
- Open plan living room
- Neutrally decorated throughout
- Modern fitted kitchen
- Bathroom with shower over bath
- Double glazing in situ
- Allocated parking space
- Close to local amenities
- Available early December
- Unfurnished

A superb two bedroom ground floor apartment, situated in this well maintained block on the London Road. The apartment has a neutral decorative theme throughout and boasts allocated parking and access to communal gardens. In summary the accommodation comprises; an entrance hall with ample storage, a bright open plan living room with wood laminate flooring, a modern fitted kitchen with white units and black marble effect worktops, a double master bedroom, further single bedroom and a fully tiled bathroom with shower over bath. The apartment is double glazed and has electric heating, resulting in a warm and quiet living space. Available early December on an unfurnished basis. Early viewing is highly recommended. Council Tax band B.



Homeleigh is situated on the London Road close to the Westdene-Patcham area. It is ideally situated for all amenities including schools and local shops as well as some larger stores such as M & S food, Next and Asda stores located a mile away. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hall

Living room  
16'11 x 9'9

Kitchen  
9'9 x 7'5

Bedroom one  
12'4 x 6'7

Bedroom two  
9'9 x 9'8

Bathroom  
6'9 x 6'2

#### Property Information

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

Utilities: Mains electric, water and sewerage, electric heating

Parking: Residents parking permit

Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

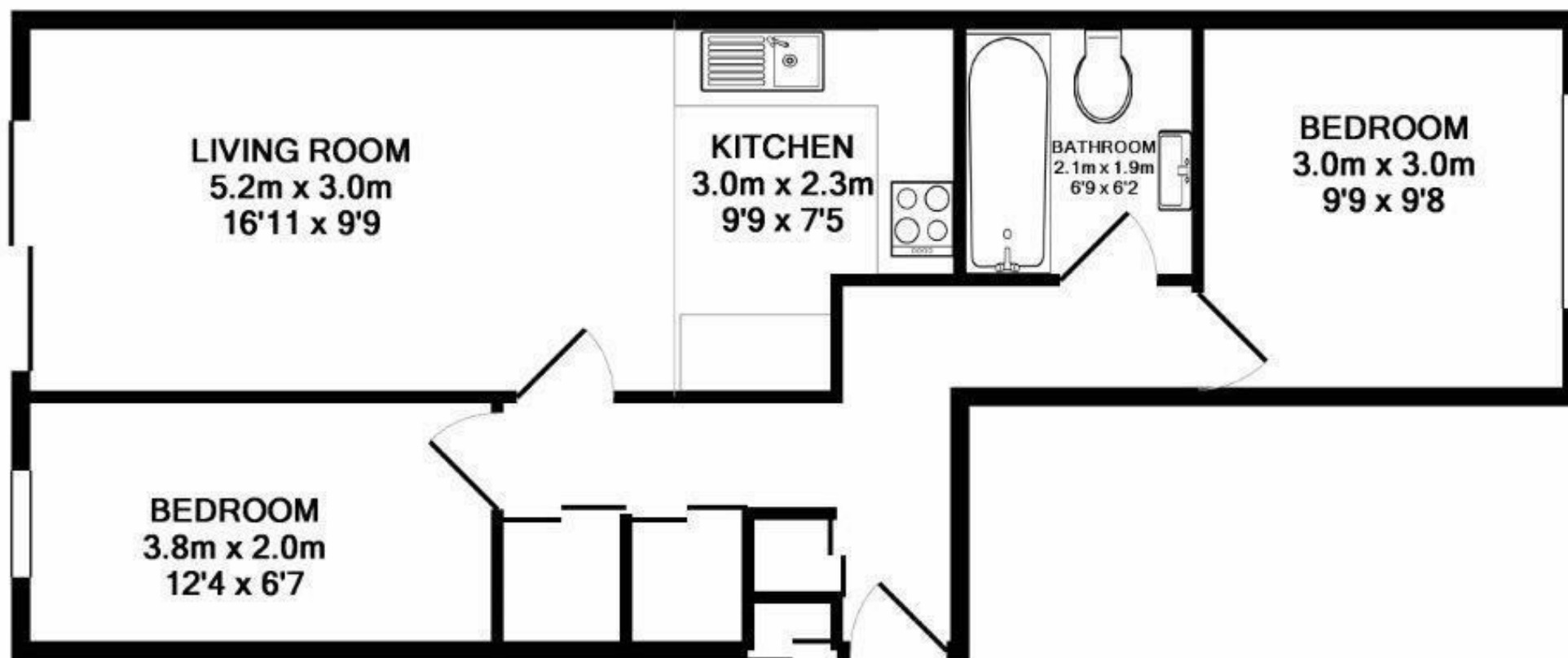


Council:- BHCC  
Council Tax Band:- B

#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 79        |
| (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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TOTAL APPROX. FLOOR AREA 51.1 SQ.M. (550 SQ.FT.)  
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