



12 Park Manor, London Road, Brighton, BN1 6YP

**Spencer
& Leigh**

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Offers Over £250,000 - Leasehold

- Spacious purpose built flat
- Two double bedrooms
- 17' Living/dining room with space for sofas, table & chairs and a home office
- Positioned on the third floor
- New lease being granted on completion
- Modern fitted kitchen
- Views of Surrenden Field
- Communal gardens and parking
- No onward chain
- Internal inspection highly recommended

NEW LEASE TO BE GRANTED UPON COMPLETION. Park Manor is a highly sought-after block located adjacent to London Road, providing easy access to both Preston Park and its mainline railway station. This flat is situated on the third floor, offering beautiful views of Surrenden Field. It is being sold with no onward chain.

The accommodation includes a spacious 17-foot lounge/dining room with a bay window, a newly fitted kitchen, two double bedrooms, and a white bathroom suite. The living room has ample space for sofas, and a dining table & chairs, making a versatile space that would also suit someone needing to work from home. Additionally, Park Manor features communal parking and gardens.

The vendor is in the process of extending the lease, so the new owner will have the benefit of a newly granted lease and peppercorn ground rent.

We believe this flat would be an ideal choice for first-time buyers or as a buy-to-let investment. Spencer and Leigh are the sole agents and highly recommend scheduling an internal viewing.



Park Manor is set back from the London Road adjacent to Withdean Park and is ideally situated to take advantage of nearby amenities at both Patcham Old Village and Preston Park. A main line railway station is situated within approximately half a mile and transport links to both Brighton and London are easily accessible.



Communal Entrance

Stairs and Lift rising to all Floor

Entrance

Entrance Hallway

Living/Dining Room

17'9 x 16'

Kitchen

9'2 x 9'

Bedroom

12'6 x 11'11

Bedroom

12'3 x 11'1

Family Bathroom

OUTSIDE

Communal Gardens

Communal Parking

Property Information

75 years remaining on the lease - A new lease to be granted upon completion

Service Charge - £2,724.00 p/a

Zero Ground Rent

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents parking and un-restricted on street parking

Broadband: Standard 17 Mbps, Superfast 80 Mbps and Ultrafast

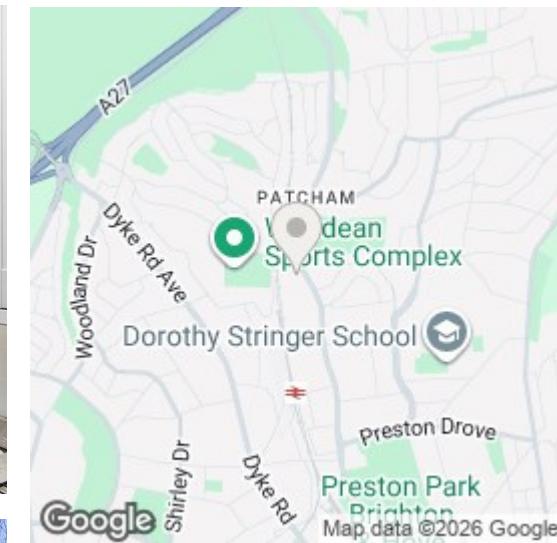
1000 Mbps available (Ofcom checker)

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

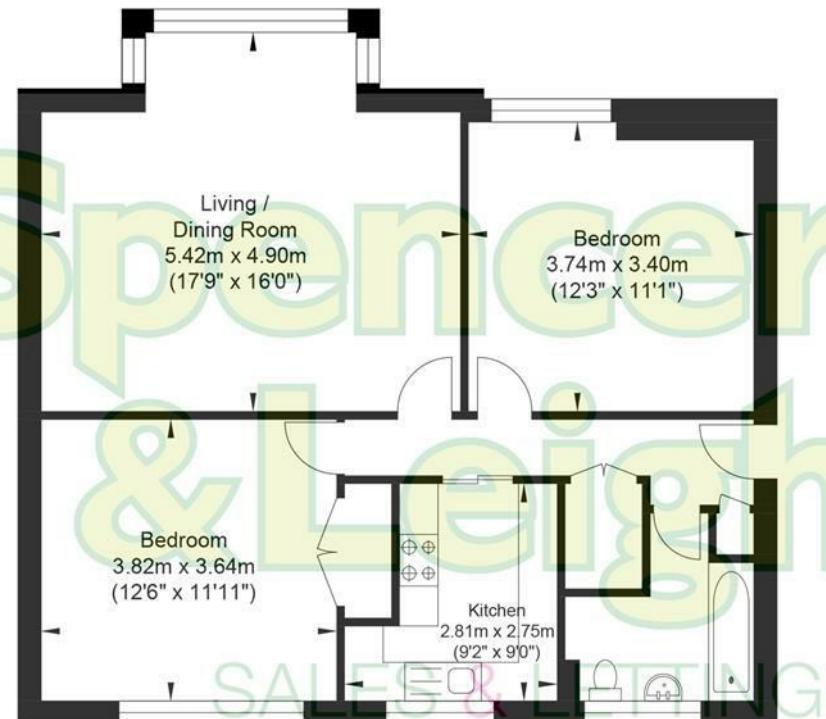
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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London Road, Park Manor



Ground Floor
Approximate Floor Area
779.41 sq ft
(72.41 sq m)

Approximate Gross Internal Area = 72.41 sq m / 779.41 sq ft

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