



15 Park Court, Old London Road, Brighton, BN1 8XS

Spencer
& Leigh

15 Park Court, Old London Road,
Brighton, BN1 8XS

Guide Price £249,950 - £259,950 Leasehold

- Two bedroom ground floor apartment
- Purpose built block
- 20' Lounge/dining room
- Modern kitchen
- White bathroom suite with overbath shower
- Gas central heating & double glazing
- Communal gardens & parking
- No onward chain
- Viewing highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £249,950-£259,950

A spacious two bedroom ground floor apartment situated in the heart of Patcham Old Village with doorstep access to local shops and bus routes. Park Court is a well maintained purpose built block which benefits from beautiful communal gardens and parking. This particular apartment benefits from a spacious 20' lounge with ample space for sofas, a dining suite and additional furniture. There is a modern kitchen with space for appliances and a bathroom with over bath shower. Other points worthy of a mention include gas fired central heating and double glazing. Preston Park mainline railway station is situated within one mile as well as road networks in and out of the city. Viewing is highly recommended. Exclusive to Spencer & Leigh



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Next and Asda Superstore.



Communal entrance
Private entrance hallway

Lounge
20'2 x 10'10

Kitchen
10'8 x 6'8

Bedroom
13'6 x 9'9

Bedroom
10'8 x 10'7

Bathroom
7'5 x 5'1

Communal gardens

Communal parking

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



Starting out at Spencer & Leigh
108 Old London Road, Patcham,
Brighton, BN1 8YA

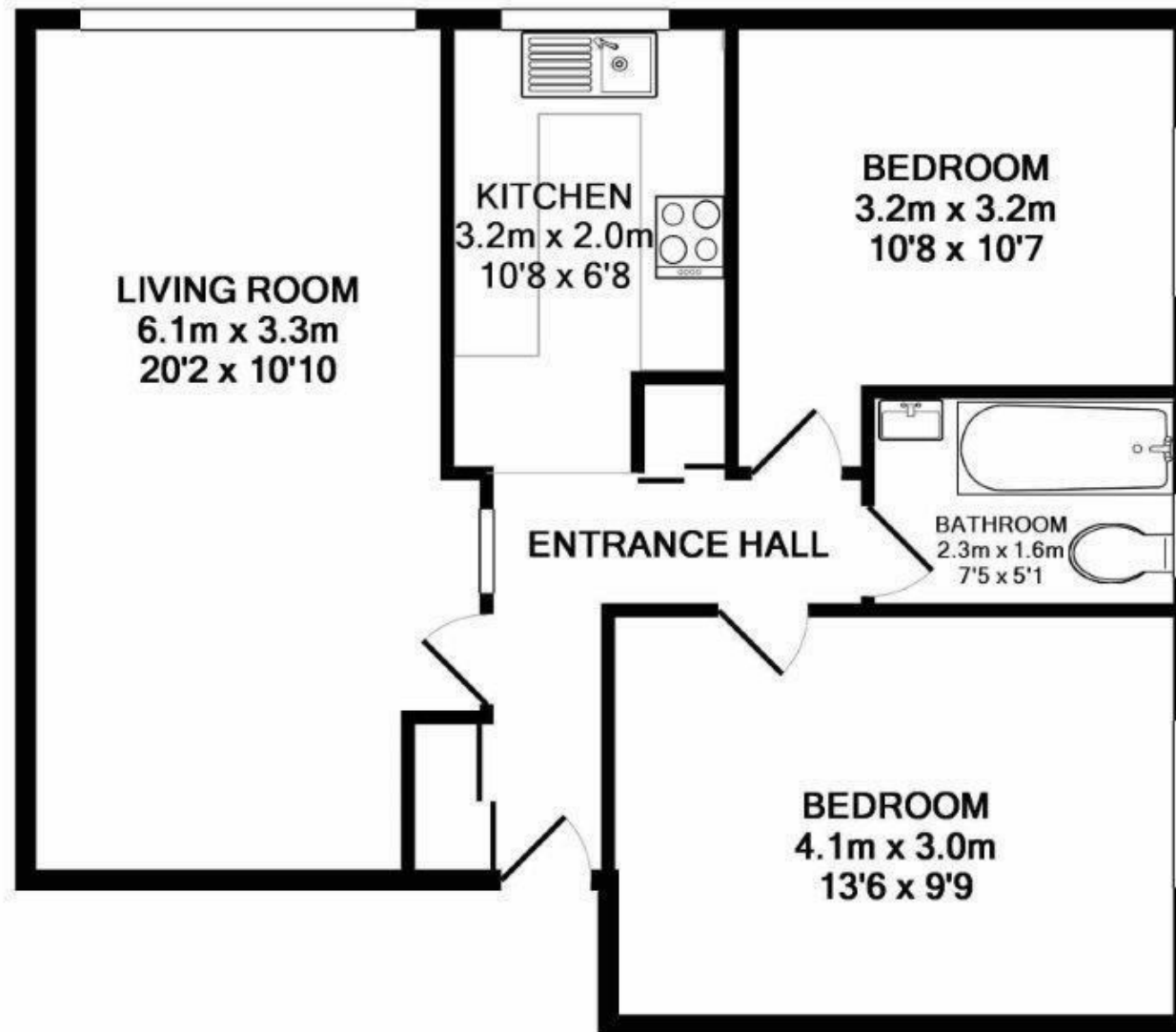
Leave the office and turn left

You will find Park Court just after the
parade of shops on your left

Council:-
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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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TOTAL APPROX. FLOOR AREA 55.0 SQ.M. (592 SQ.FT.)

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