

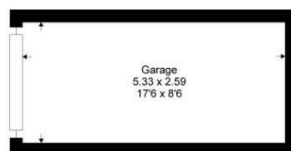


London Road, Patcham, BN1 8QW  
Asking price £250,000 - Leasehold

Pearson  
Keehan

### Mandalay Court BN1

Approximate Gross Internal Area = 71.8 sq m / 773 sq ft  
 Approximate Garage Internal Area = 12.9 sq m / 139 sq ft  
 Approximate Total Internal Area = 84.7 sq m / 912 sq ft

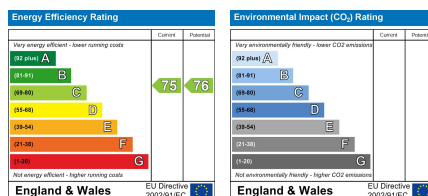


Third Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and openings is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Council Tax: Band C**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



This spacious, two-bedroom apartment is located on the third floor of a highly sought-after, purpose-built block. It features a bright balcony, private parking space, and a garage.

Upon entering through the generous entrance hall, you'll find two ample double bedrooms, a modern kitchen, a bright and expansive living area, and a contemporary bathroom with a separate WC. The balcony offers a lovely view of the well-maintained communal gardens and the greenery of Withdean Park, providing an ideal spot for relaxation.

The property is ideally situated with easy access to the A23 and A27, and excellent bus links to Brighton City Centre. It is also conveniently close to Preston Park Railway Station. Withdean Park, located just across the road, offers a beautiful green space perfect for enjoying sunny days. Additionally, a variety of local amenities and popular schools are easily accessible.

For added convenience, the property includes a private allocated parking space and a garage.

The property is also sold with the added benefit of no onward chain.

Current lease is 48yrs, as part of the sale the lease will be increased to 138yrs.

**Pearson Keehan**

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