



18 Bourne Court, London Road, Brighton, Patcham, BN1 8QQ

Asking Price £225,000

A fifth floor two bedroom apartment within this sought after development opposite Withdean Park. The spacious accommodation comprises lounge/dining room, fitted kitchen, two bedrooms and a bathroom. Further benefits include a private balcony with beautiful views over Withdean Park, garage and off street parking on a first come first serve basis. There is plenty of storage space to this apartment and the lease has recently been extended. No onward chain.



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Communal hallway

With stairs and lift to the fifth floor front door to:

Entrance hall

Built in storage cupboard, wall mounted entry phone, electric night storage heater, cloaks hanging space, wall mounted consumer unit, built in cloaks cupboard and built in airing cupboard.

Lounge/dining room

19'7 x 10'2 narrowing to 8'2 (5.97m x 3.10m narrowing to 2.49m)

Laminate wood flooring, electric night storage heater, dual aspect double glazed windows with beautiful views overlooking Withdean Park and a double glazed door leading to the balcony.

Balcony

Stunning views overlooking Withdean Park.

Kitchen

8'6 x 8'2 maximum measurement (2.59m x 2.49m maximum measurement)

A range of wall and base units with work surfaces incorporating a single drainer sink unit with cupboard under. Built in four burner electric hob with oven and grill under and extractor fan over. Integrated dishwasher, plumbing for washing machine and space for a tall fridge/freezer, splash back tiles, display cabinets and double glazed windows with westerly views.

Bedroom 1

10'4 x 9'9 (3.15m x 2.97m)

Double glazed windows with stunning views across Withdean Park.

Bedroom 2

10'1 x 8'9 (3.07m x 2.67m)

Double glazed windows westerly views.

Bathroom

A white suit comprising a paneled bath with electric shower over, low level wc, pedestal wash basin, part tiled surround, wall mounted medicine cabinet and a double glazed window.

Outside

There are communal gardens which surround the development, with a communal clothes hanging line to the rear of the property and off street parking is on a first come first serve basis.

Garage

Single garage with an up and over door, located within a compound to the rear of the development.

Agents note

Lease 215 years from 24th May 1982 so 172 years remaining

Moat service charge is £99.02 per month

www.moat.co.uk

Moat at Church View

Mariner House, Galleon Boulevard, Crossways, Dartford DA2 6QE · 52 mi

0300 323 0011

There is significant maintenance works planned to the exterior and common ways of the development over a five year period, please consult Morrisseys for further information.

We recommend you have this verified by your legal representative at your earliest convenience.

Disclaimer

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