



Mandalay Court, London Road, Patcham, Brighton, BN1 8QW

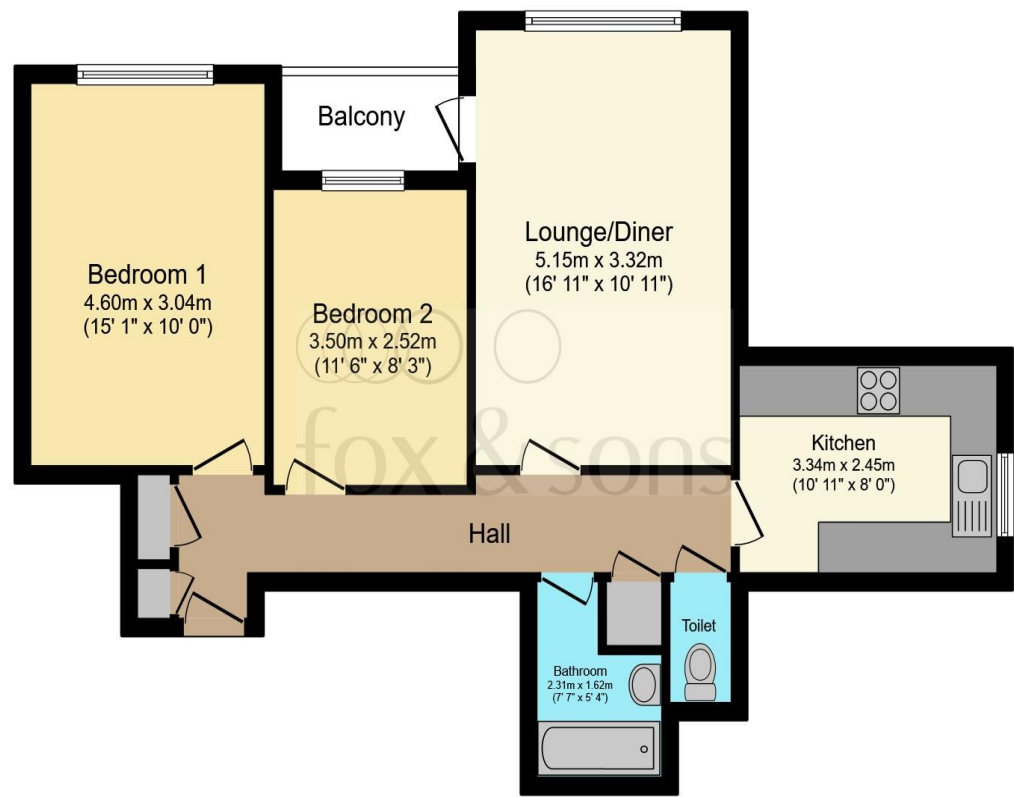
welcome to

Mandalay Court, London Road, Patcham, Brighton

Fox & Sons are delighted to introduce this 2-bed bedroom 6th floor apartment to the market. The property benefits from allocated parking and also is being sold chain free.



This versatile apartment is located on the sixth floor of this popular block. Located on London Road this property offers easy access to Preston Park, local amenities and transport links (A23/A27). The existing master bedroom comfortably accommodates a double bed along with furniture. There is also a good-sized fitted kitchen and conveniently a WC separate to the bathroom. The private balcony has a westerly aspect and overlooks nearby woodland. This apartment has an extended lease and the benefit of an allocated off road parking space which is a rarity in Brighton. We feel this apartment offers excellent value for money and has the added benefit of no onward chain.



Total floor area 63.9 m² (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Mandalay Court is one of the more sought after blocks which is set back from London Road and situated in a desirable location directly opposite Withdean Park.

Local bus services giving access to Brighton city centre and the famous seafront are available from London Road. Preston Park station is 0.7 miles away and easy access for driving commuters wanting to use the A23/A27 and surrounding areas. The apartment is within less than a mile distance of shopping facilities in the heart of Patcham Old Village. Westdene and Withdean also offer local shopping parades and amenities nearby include Withdean Park which is directly opposite and also Withdean Sports Complex.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: Westdene Primary School - 0.5 miles, St Bernadette's Catholic Primary School - 0.6 miles, Patcham Infant School - 0.6 miles, Patcham Junior School - 0.8 miles, Balfour Primary School - 0.9 miles, Stanford Infant School - 1.2 miles, Stanford Junior School - 1.4 miles, Downs Junior School - 1.4 miles, Downs Infant School - 1.5 miles.

Secondary: Patcham High School - 0.7 miles, Dorothy Stringer School - 0.7 miles, Varndean School - 0.9 miles, Varndean College - 1.1 miles, Downs View Link College - 1.2 miles, Cardinal Newman Catholic School - 1.3 miles, BHASVIC College - 2.2 miles.

Train Stations

Preston Park Station - 0.7 miles
London Road Station - 1.6 miles
Hove Station - 2.4 miles
Brighton Mainline Station - 2.6 miles

Amenities

Patcham Village - 0.7 miles
Sainsbury's Local (Preston Road) - 1.1 miles
Preston Drove Shopping Parade - 1.2 miles
Fiveways Shopping Parade - 1.6 miles
M&S Food Hall (Hollingbury) - 1.7 miles
Preston Circus/London Road Shopping - 1.9 miles
Asda Superstore (Hollingbury) - 2.0 miles
Seven Dials Shopping Parade - 2.4 miles
Sainsbury's Superstore (Lewes Road) - 2.5 miles
Pavilion Retail Park (Lewes Road) - 2.7 miles
Brighton City Centre - 3.3 miles

Main Roads

A23/A27 Road Network - Less than 5 minutes' drive away.

welcome to

Mandalay Court, London Road, Patcham, Brighton

- SPACIOUS 6TH FLOOR APARTMENT
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM & SEPARATE KITCHEN
- ALLOCATED PARKING SPACE
- PASSENGER LIFT & DOOR ENTRYPHONE SYSTEM
- EASY ACCESS TO A23/A27 ROAD NETWORK
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106569



Property Ref:
PRP106569 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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