



Leahurst Court, Leahurst Court Road, Brighton, BN1 6UL

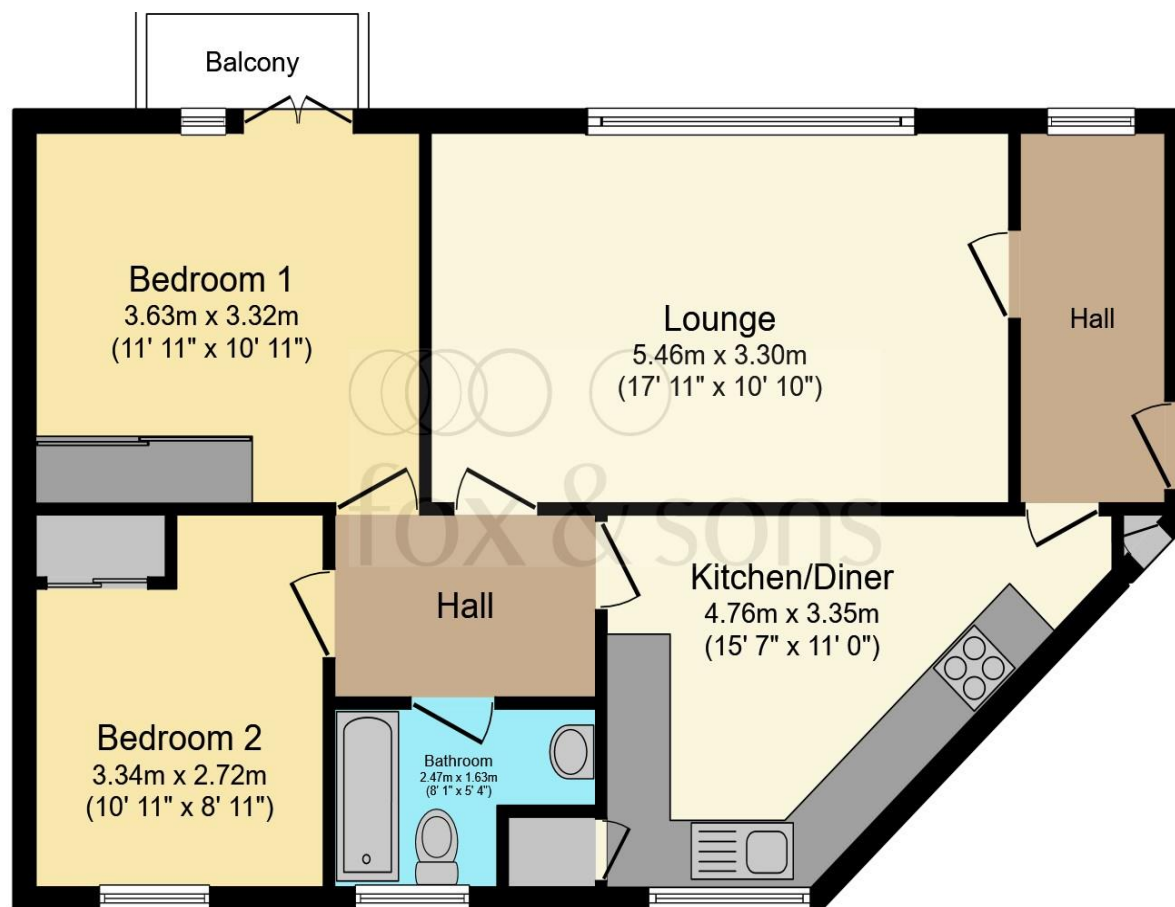
welcome to

Leahurst Court, Leahurst Court Road, Brighton

This beautifully presented apartment boasts two double bedrooms, a spacious lounge perfect for relaxing and entertaining, a modern kitchen, and a private balcony to soak in the views. Enjoy the convenience of allocated parking and the security of a share of the freehold.



Nestled in a sought-after location near Preston Park station, this delightful first-floor flat offers a superb opportunity for comfortable and convenient living. Boasting two generously sized double bedrooms, a private balcony perfect for enjoying your morning coffee, and a spacious lounge ideal for relaxing and entertaining, this property is a true gem. The bright and airy kitchen breakfast room provides a wonderful space for culinary creations and casual dining. Added benefits include allocated parking and a share of freehold, ensuring peace of mind and long-term security. Don't miss out on the chance to make this your dream home!



Total floor area 66.5 m² (716 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

Situated on the popular Leahurst Court Road development which is quietly nestled and set back from London Road in a leafy and tranquil setting. This first floor purpose built flat is located just moments from Preston Park station making the property perfect for anyone who is looking to commute to Gatwick or London Victoria.

The property is also a short walk from Preston Park Village/Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

Preston Park Station - 0.4 miles
 London Road Station - 1.6 miles
 Brighton Mainline Station - 1.9 miles

Amenities

Sainsbury's (Preston Road) - 0.6 miles
 Patcham Village - 0.6 miles
 Fiveways Shopping Parade - 1.2 miles
 Preston Circus/London Road Shopping - 1.5 miles
 Seven Dials Shopping Parade - 2.0 miles
 M&S Simply Food Hall (Carden Avenue) - 2.1 miles
 Pavilion Retail Park (Lewes Road) - 2.2 miles
 Asda Superstore - 2.4 miles
 Brighton City Centre - 3.0 miles

Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away.

welcome to Leahurst Court, Leahurst Court Road, Brighton

- SHARE OF FREEHOLD
- 2 DOUBLE BEDROOMS
- BALCONY
- ALLOCATED PARKING
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LOUNGE
- CLOSE TO PRESTON PARK STATION
- EASY ACCESS TO A23/A27 ROAD NETWORK

Tenure: Leasehold EPC Rating: C

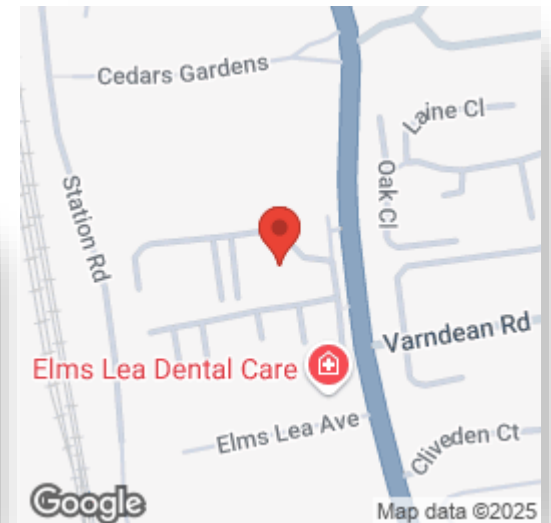
Council Tax Band: B Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 162 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106709



Property Ref:
PRP106709 - 0003

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