



Leahurst Court, Brighton, BN1 6UN

fox & sons

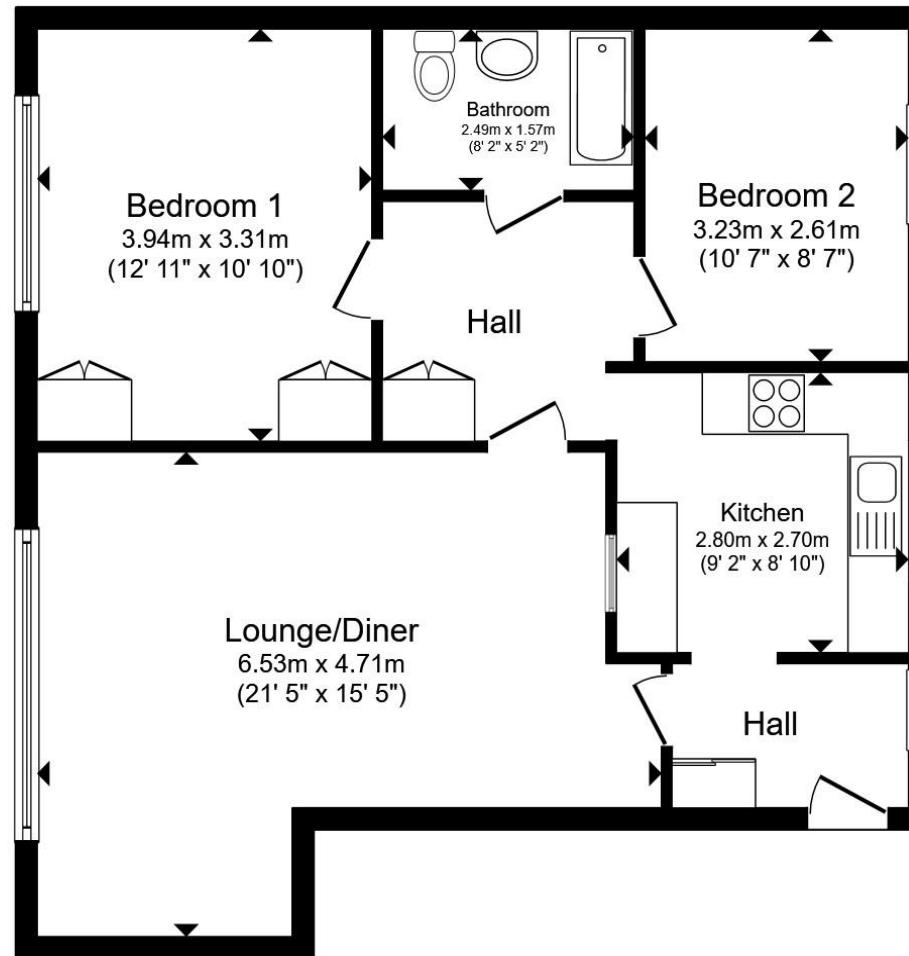
welcome to

Leahurst Court, Brighton

A well-presented ground floor, two double bedroom flat in the sought-after purpose-built block, Leahurst Court. Benefitting from spacious lounge/dining room, separate kitchen, stylish shower room, communal gardens and residents parking.



This bright and airy ground-floor flat offers comfortable, easy living with a thoughtful layout. It features two double bedrooms, a generous large lounge/diner for relaxed living and entertaining, a separate kitchen equipped for day-to-day needs, and a stylish shower room. The property benefits from plenty of natural light and neutral decor, plus practical storage throughout. Outside, residents share well-kept communal gardens and parking for residents.



Total floor area 68.2 m² (734 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.propertybox.io

welcome to Leahurst Court, Brighton

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- STYLISH SHOWER ROOM WITH SENSORED LIGHTING
- OFF ROAD PARKING & COMMUNAL GARDENS
- CLOSE TO PRESTON PARK STATION
- EASY ACCESS TO A23/A27 ROAD NETWORK

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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

£300,000



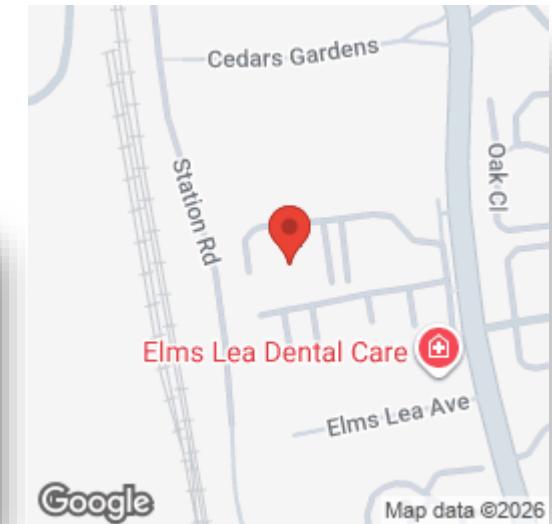
view this property online fox-and-sons.co.uk/Property/PRP106819



Property Ref:
PRP106819 - 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.



Please note the marker reflects the postcode not the actual property



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