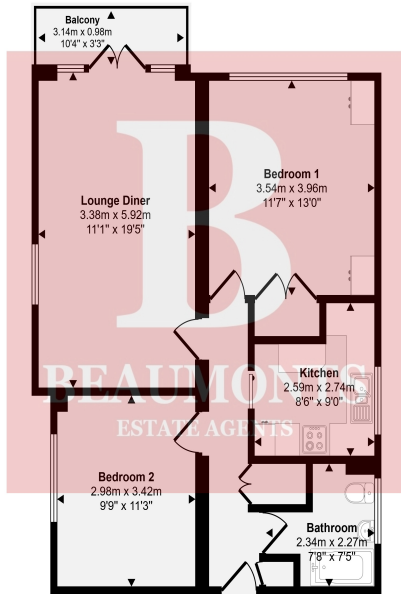




32 Park Manor, London Road, Brighton, BN1 6YP

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Approx Gross Internal Area
66 sq m / 715 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SUMMARY OF ACCOMMODATION

Ground Floor: * Communal Entrance hallway *

Door to Flat: * Entrance Hall * Large Living Room * Balcony * Kitchen * Two Double Bedrooms * Bathroom * Garage *

Double Glazing – New Lease

Park Manor is a popular and well maintained purpose built development which is situated on the corner of London Road and Tongdean Lane. This superb flat is situated at the front of the block on the third floor and therefore benefits from lovely views from the majority of rooms.

There is local shopping nearby at Preston Village and Patcham with Marks & Spencer Simply Food and Asda stores being less than 1 mile distant. Good public transport is also within easy reach on London Road providing access to Brighton City Centre and the A27. National Express coach stops are just a short walk away making Gatwick and Heathrow airports easily accessible. Preston Park mainline railway station, with a direct service to London Victoria is just a short walk away.

Length of lease (New lease granted on Completion 175 years)

Ground Rent £200.00 per annum.

Maintenance £1,569.77 per Annum, Approx. (twice a Year)

Council Tax: Band B

EPC: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.