



Park Court, Old London Road, Brighton, BN1 8XS  
**Offers Over £250,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Park Court, Old London Road, Brighton, BN1 8XS

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An excellent opportunity to purchase this delightful two bedroom ground floor flat, situated in this sought-after location. The property is offered for sale with the benefit of an allocated parking space and direct access to well maintained communal gardens.







## Further Information

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Upon entering, you are greeted by a spacious hallway featuring a convenient storage cupboard, perfect for keeping your home organized. From here, there are two double bedrooms – both being generously sized, providing ample space for relaxation and storage. The inviting living room opens directly onto the communal gardens, offering a seamless indoor-outdoor living experience. Set back from the road, the property ensures a peaceful and tranquil living environment, enhanced by the front communal grounds adorned with mature shrubs. Additionally, enjoy the convenience of an allocated parking space, providing hassle-free parking.

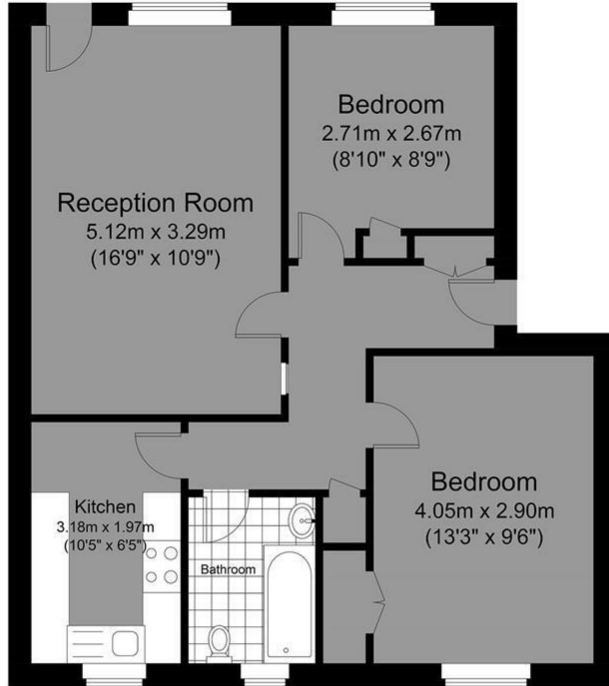
Park Court is ideally situated just off Old London Road, providing easy access in and out of Brighton. The location offers excellent connectivity to local amenities, major bus routes, and key roadways, including the A23 and A27. For commuters, Preston Park and Brighton mainline train stations are within easy reach, offering direct routes to London and surrounding areas. You'll find yourself within reach of everything Brighton has to offer while enjoying the serenity of a peaceful residential setting.



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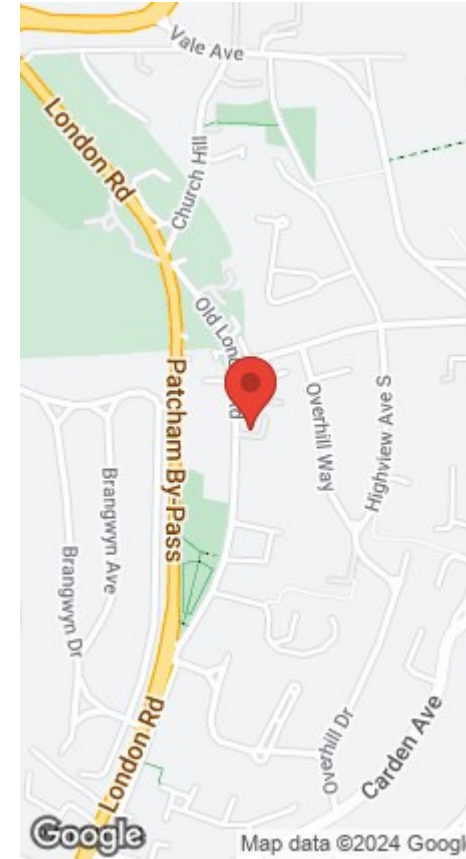
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Approximate Gross Internal Area = 56.54 sq m / 608.59 sq. ft



### Old London Road

Ground Floor  
Approximate Floor Area  
608.59 sq. ft (56.54 sq. m)



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Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.