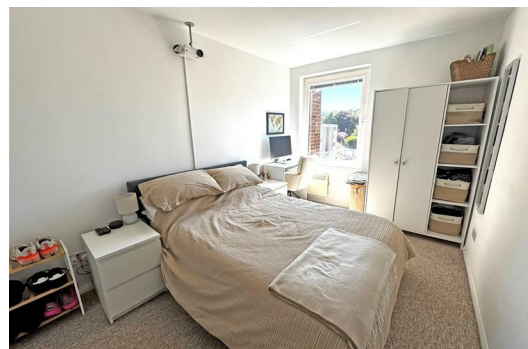




Flat 54, Homeleigh London Road, Patcham, Brighton, BN1 8QA

Asking Price £210,000

A beautifully presented 1 bedroom 3rd floor purpose built flat with a south facing aspect from the lounge. The accommodation comprises an entrance hall, bright dual aspect lounge with a modern fitted kitchen, double bedroom, and a modern contemporary style bathroom with white suite. The property also further benefits from double glazed windows, entryphone system, and an allocated parking space which is situated at the rear of the block.



Location

Situated in this highly favoured residential area set back from the main London Road. There are numerous parks and open spaces nearby including Withdean Park, Surrenden Field, and the 65 acre Preston Park which are close to hand. Local shopping facilities are available in Preston Village, Patcham Old Village, and Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London. Local bus services are available in London Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

3rd Floor

Entrance Hall

Front door leading in to the hallway with a security entryphone handset and a fitted storage cupboard with shelf.

Lounge/Kitchen

22'5 x 10' (6.83m x 3.05m)

Lounge Section

A bright sunny lounge with a double glazed patio door and Juliet balcony looking out to the side with a further double glazed window to the rear. 'Dimplex' electric heater.

Kitchen Section

A modern fitted kitchen with a range of wall and base units and worktop surface over. Inset stainless steel sink and drainer unit with a mixer tap. Inset 4 ring electric hob with fitted oven below and a cooker hood over. Space and plumbing for a washing machine and an appliance space for the fridge/freezer. Fitted breakfast bar return and tiled flooring.

Bedroom

13'2 x 8'5 (4.01m x 2.57m)

A lovely double bedroom with a double glazed window overlooking the side, a wall mounted electric heater and a cupboard housing a lagged water cylinder.

Bathroom

Fitted with a modern white suite to comprise an enclosed panelled bath with a mixer tap and a wall mounted 'Triton' electric shower unit over. Vanity unit with a wash basin and mixer tap with storage below. Low level W/C with a push button flush. Wall mounted mirror with an electric shaver point beside. Extractor fan. Heated towel rail. Tiled walls and flooring.

Allocated Parking

There is an allocated parking space to the rear of the property.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold.

MAINTENANCE: £1,079.03 per year

GROUND RENT: £225 per year

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.

