



55 Withdean Court, London Road, Brighton, BN1 6RP

**Spencer  
& Leigh**

55 Withdean Court, London Road,  
Brighton, BN1 6RP

£995 PCM -

- Purpose built studio apartment
- 1930s Art deco style building
- Private street entrance
- Small outside space/patio
- 18' Studio room with large windows
- Modern fitted kitchen with appliances
- White bathroom suite with over bath shower/screen
- UPVC double glazing and gas central heating
- Residents allocated parking, communal gardens
- Available immediately, Unfurnished.

Situated within this beautiful 1930's Art Deco style block is this spacious studio apartment with its own private entrance and small outside space/patio area. The apartment features a 18' studio room with a large window. The flat has been decorated with fresh white walls and grey carpets fitted. The main living room is easily divided between living and sleeping areas due to its shape. The kitchen is equipped with modern fitted units and integrated cooking appliances/fridge. The bathroom has a white modern suite with an over bath shower and glazed shower screen. Other points worthy of a mention include UPVC double glazing and gas fired central heating via a modern boiler. The property is considered to be in excellent condition and ready for immediate occupation at the end of February. Preston Park Mainline Station is a short walk away with local shopping and additional transport links. Exclusive to Spencer & Leigh Lettings. COUNCIL TAX BAND: A



Communal Entrance  
 Stairs rising to all Floors  
 Entrance  
 Entrance Hallway  
 Spacious Studio Room  
 18'1 x 13'2

Kitchen  
 8'6 x 6'

Bathroom  
 8'4 x 5'10

OUTSIDE

Balcony

Communal Gardens

Residents Parking Permit

Property Information

Council Tax Band A: £1,637.19 2025/2026

Utilities: Mains electric, water and sewerage, electric heating

Parking: Residents parking permit

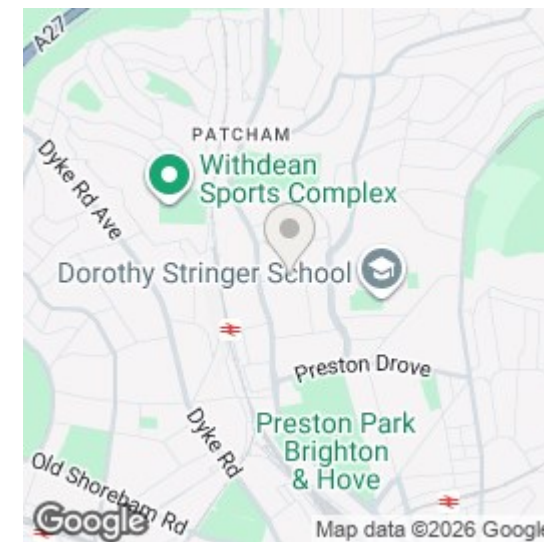
Broadband: Standard 22 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC  
 Council Tax Band:- A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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