



4 Wootten House, 94, Old London Road, Brighton, BN1 8YA

Spencer
& Leigh

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Guide Price £325,000 - £350,000 Leasehold
- Share of Freehold

- Beautiful first floor mansion flat
- Two double bedrooms
- Lots of period features
- En-suite & separate shower room
- 15' dual aspect lounge with high ceilings
- Fitted kitchen/dining room
- Share of Freehold
- Allocated parking
- Perfectly set within the Village
- Exclusive to Spencer & Leigh

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This spacious two-bedroom apartment is located on the first floor of a beautiful period building in Patcham Old Village. It includes a share in the freehold.

The property features a 15-foot dual-aspect lounge with open views, high ceilings, and a charming feature fireplace. The fitted kitchen/breakfast room boasts a large feature window and ample space for a dining table and chairs.

There are two double bedrooms, with one offering an en suite shower room. Additionally there is a separate shower room/WC, which is ideal for guests.

Outside, you'll find a shingle driveway with allocated parking. The apartment is conveniently located within easy walking distance of local shops, including tea rooms, a post office, a bakery and a supermarket.

Viewing is highly recommended.



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



Communal Entrance
 Stairs rising to First Floor
 Entrance
 Entrance Hallway
 Living Room
 15'9 x 15'6

Kitchen/Breakfast room
 12'3 x 10'10

Bedroom
 11'6 x 10'6

En-suite

Bedroom
 11'11 x 10'0

Shower room/WC

OUTSIDE

Allocated parking

Property Information
 81 years remaining on lease - SOF
 Service Charge - £1,800 p/a
 Zero Ground Rent
 Grade II Listed
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Electric, Mains Gas. Mains water and sewerage
 Parking: Residents parking and un-restricted on street parking
 Broadband: Standard 14 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
 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.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(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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Old London Road



First Floor
Approximate Floor Area
836.35 sq ft
(77.70 sq m)

Approximate Gross Internal Area = 77.70 sq m / 836.35 sq ft

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