

Spencer
& Leigh

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Estate Agents
01273 565566
www.spencerandleigh.co.uk
FOR SALE

WOOTTON
HOUSE
94 Old
London Road

Private
Parking
for
Residents
Only

Flat 2 Wootton House, 94 Old London Road, Patcham, Brighton, BN1 8YA

Flat 2 Wootten House, 94 Old London Road, Patcham, Brighton, BN1 8YA

Offers Over £400,000 - Leasehold - Share of Freehold

- Stunning ground floor flat
- Two double bedrooms
- Private entrance and private courtyard garden
- Share in the freehold with 996 years remaining on the lease
- Desirable Patcham Village location
- 27' Open plan living/dining/kitchen room with a warm cosy feel
- Allocated parking space
- Beautiful Period building with front façade being Grade II listed
- No onward chain
- Internal inspection highly recommended

Located on the ground floor of a charming period building in the heart of Patcham Old Village, this unique and spacious two-bedroom apartment features its own entrance and a courtyard garden. The accommodation includes a large open-plan living room with a modern fitted kitchen, two double bedrooms, and a beautifully designed shower suite. The property is accessed through a private entrance that leads into the lovely garden. Additional highlights include an allocated parking space, no on-going chain and shared ownership of the freehold. We highly recommend scheduling a viewing, which is exclusive to Spencer and Leigh.



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.



Private Entrance

Entrance Hallway

Kitchen/Living/Dining Room
27'6 x 16'

Bedroom
15'10 x 10'6

Bedroom
10'9 x 9'10

Shower Room/WC

OUTSIDE

Rear Private Patio

Allocated Parking

Property Information

996 years remaining on lease - Share of Freehold

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: Allocated parking and un-restricted on street parking

Broadband: Standard 14 Mbps, Superfast 49 Mbps, Ultrafast

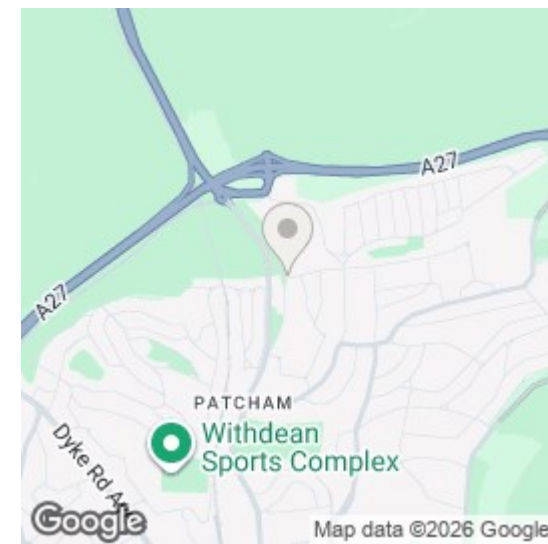
1000 Mbps available (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

Wootten House



Approximate Floor Area
829.03 sq ft
(77.02 sq m)

Approximate Gross Internal Area = 77.02 sq m / 829.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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