
Spencer
&Leigh
14 The Excelsior, London Road, Brighton, BN1 8QX

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Guide Price £260,000 - £280,000 Leasehold - Share of Freehold

- Spacious purpose built apartment
- Lovely views over Withdean Park
- Two generous double bedrooms
- Good size living/dining room with views
- Pale Grey modern fitted kitchen with some appliances
- Fitted bathroom/WC, second separate cloakroom
- No ongoing chain, double glazing & central heating
- Resident parking, secure entry, passenger lift
- Viewing highly recommended
- Exclusive to Spencer & Leigh

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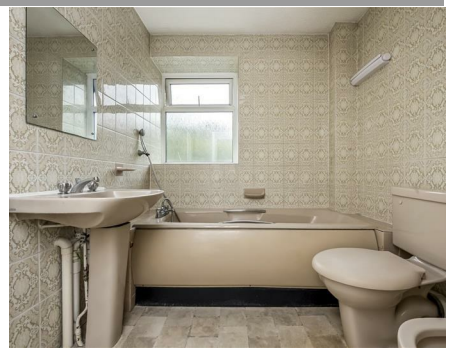
Directly overlooking Withdean Park is this spacious modern apartment with no ongoing chain. The property boasts an extended lease with 978 years remaining and a Share in the Freehold. Conveniently, allocated residents parking spaces are available, close to the front entrance. The apartment is entered via an opulent communal entrance hall immediately giving a feel of grandeur. Stepping in via your own front door you are greeted with a spacious hallway and large built in cupboards. The main living/dining room has a bright outlook with a feature bay window with amazing views towards green open spaces and plenty of room for sofa's and a dining table and chairs. The kitchen is well equipped with pale grey modern units and some built in domestic appliances. Both the bedrooms are considered good size double rooms with built in wardrobe cupboards. The bathroom/WC is functional with a working suite although would benefit from updating. There is a second separate WC for guests. Outside are well kept communal gardens and refuse store. Other points worthy of a mention include gas central heating and UPVC double glazed windows. Viewing highly recommended, Exclusive to Spencer & Leigh.



The Excelsior is situated on the London Road close to Patcham & Withdean in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Dunelm, Pets at Home, Argos, Matalan and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.







Communal Entrance

Stairs & Lift rising to all Floors

Entrance

Entrance Hallway

Living Room
19'8 x 11'6

Kitchen
13'9 x 7'7

Bedroom
13'5 x 11'2

Bedroom
12'6 x 7'11

Bathroom
6'11 x 6'11

Separate Cloakroom/WC
6'3 x 2'11

OUTSIDE

Communal Garderns

Residents Parking

Property Information
978 years remaining on the lease - SOF
Service Charge - £2,491.02 p/a
Zero Ground Rent
Council Tax Band C: £2,292.84 2026/2027
Utilities: Main Gas, Mains Electric, Mains water and sewerage
Parking: Residents parking and un-restricted on street parking
Broadband: Standard 17 Mbps, Superfast 59 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

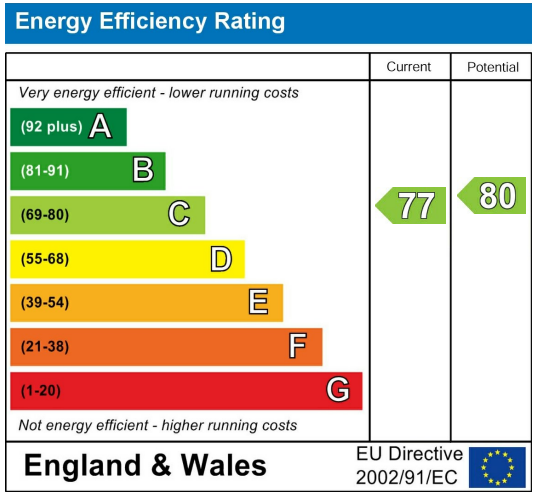








Council:- BHCC
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

London Road



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Fourth Floor
Approximate Floor Area
807.30 sq ft
(75.00 sq m)

Approximate Gross Internal Area = 75.00 sq m / 807.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk