11 Wellingtonia Court, Laine Close, Brighton, BN1 6TD

Spencer
&Leigh

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Guide Price £250,000 - £260,000 Leasehold - Share of Freehold

- Two bedroom apartment
- 22' Living/dining room
- South facing sunroom with beautiful views
- Bathroom & shower room
- Long lease with share of freehold
- Use of the on site outdoor swimming pool
- Within walking distance of Preston Park station
- No onward chain
- Highly sought after location
- Exclusive to Spencer & Leigh

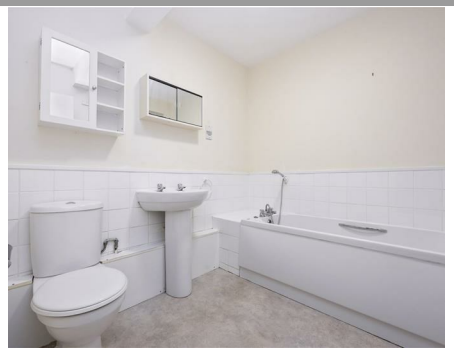
GUIDE PRICE £250,000 - £260,000

Located in the desirable Laine Close, Brighton, this charming two-bedroom apartment offers a perfect blend of comfort and convenience. As a purpose-built flat, it boasts a spacious 22' living/dining room, ideal for both relaxation and entertaining. The south-facing sunroom is a delightful feature, providing stunning views and an abundance of natural light, making it a perfect spot to unwind.

The property benefits from a long lease with a share in the freehold, ensuring a sense of ownership and community. With no onward chain, this flat presents an excellent opportunity for both first-time buyers and investors alike.

Situated in a highly sought-after location, residents can enjoy the use of the on site outdoor heated swimming pool and the convenience of being within walking distance to Preston Park station, making commuting and exploring the vibrant city of Brighton effortless. This property is not just a home, it is a lifestyle choice in one of the most attractive areas of the city. Don't miss the chance to make this lovely flat your own.

A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Communal Entrance

Entrance

Entrance Hallway

Living Room
22'5 x 10'9

Sun Room
21'10 x 4'5

Kitchen
11'5 x 7'8

Bedroom
15'5 x 10'11

Bedroom
11'2 x 8'4

Bathroom

Shower Room

OUTSIDE

Residents Heated Swimming Pool

Communal Gardens

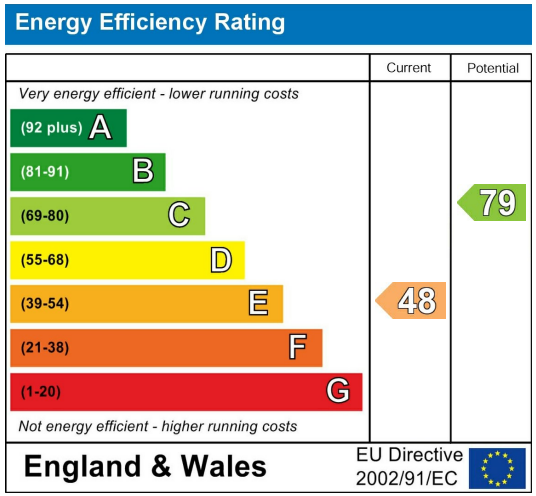
Property Information
947 years remaining on the lease
Service Charge - £4,644.68
Zero Ground Rent
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone 10
Broadband: Standard 16 Mbps, Superfast 52 Mbps and Ultrafast 1800 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



Spencer & Leigh

Laine Close

Second Floor
Approximate Floor Area
910.62 sq ft
(84.60 sq m)

Approximate Gross Internal Area = 84.60 sq m / 910.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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