



4 Withdean Court, London Road, Brighton, BN1 6RN

Spencer  
& Leigh

## 4 Withdean Court, London Road, Brighton, BN1 6RN

Price £290,000 - Leasehold

- Attractive Art Deco building
- First floor apartment
- Residents lift
- Two double bedrooms
- Spacious Living/dining room
- Private West facing balcony
- Long lease
- Residents parking & well kept communal gardens
- Within walking distance of Preston Park station
- Close to amenities and bus stops giving easy access in and out of Brighton

Situated in the charming Preston Park area of Brighton, this delightful purpose-built flat offers a perfect blend of comfort and style. Set within an attractive Art Deco building, the property boasts a generous 647 square feet of living space, making it an ideal home for individuals or small families.

The flat features two well-proportioned double bedrooms, providing ample space for relaxation and rest. The spacious living/dining room is a highlight of the property, offering a welcoming atmosphere for both entertaining guests and enjoying quiet evenings at home. From this room, you can access a private west-facing balcony, perfect for soaking up the afternoon sun and enjoying the pleasant views.

Residents will appreciate the convenience of a lift within the building, ensuring easy access to the flat. Additionally, the property benefits from residents' parking, making it hassle-free for those with vehicles.

Location is key, and this flat does not disappoint. It is within walking distance of Preston Park station, providing excellent transport links for commuting or exploring the vibrant city of Brighton. Furthermore, a variety of amenities and bus stops are nearby, ensuring that everything you need is just a short stroll away.

This property presents a wonderful opportunity to enjoy the best of Brighton living in a stylish and comfortable setting. Don't miss your chance to make this lovely flat your new home.



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  
 Stairs rising to all Floor  
 Entrance  
 Entrance Hallway

Living Room  
 18'9 x 18'

Kitchen  
 7'8 x 6'8

Bedroom  
 13'3 x 12'3

Bedroom  
 11'11 x 9'9

Family Bathroom

OUTSIDE

Balcony

Communal Gardens

Communal Parking

Property Information

145 years remaining on the lease

Service Charge - £2,077.78 p/a

Ground Rent - £75.00 p/a

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents parking and restricted on street parking - Zone 10

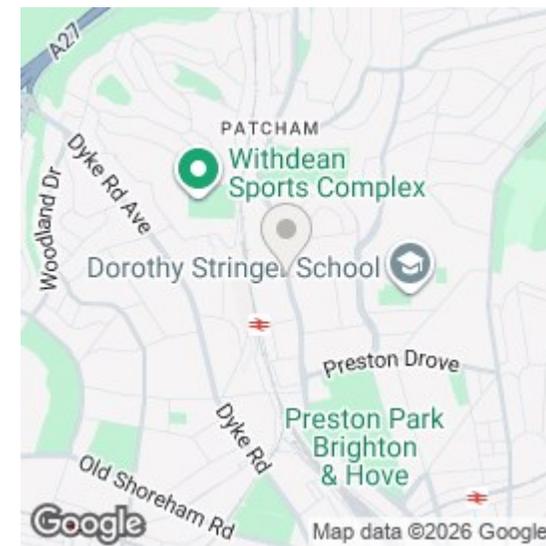
Broadband: Standard 16 Mbps, Superfast 72 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- B

### 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>	74	77
(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	

**Spencer & Leigh**

# London Road



First Floor  
Approximate Floor Area  
646.69 sq ft  
(60.08 sq m)

Approximate Gross Internal Area = 60.08 sq m / 646.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.