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# 11 The Excelsior London Road

## Brighton, BN1 8QX

## Offers In The Region Of £300,000

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## 11 The Excelsior London Road Brighton BN1 8QX

The Excelsior is a purpose-built block of apartments on London Road in the Withdean area of Brighton, close to the open green spaces of Withdean Park. Nearby Withdean Sports Complex offers a gym, tennis and squash courts, while Patcham village has local shops and a Post Office on Old London Road. Bus services along London Road connect the area with Brighton city centre, and nearby Preston Park station offers direct trains to Brighton and London. The A23 and A27 are also easily accessible by car.







- Third Floor Purpose Built Flat Overlooking Withdean Park
- Two Double Bedrooms
- Bay Fronted Lounge / Dining Room
- Fitted Kitchen with Integrated Appliances
- Modern Bathroom / W.C.
- Double Glazing & Gas Central Heating
- Allocated Car Parking Space
- 980 Year Lease & Share of Freehold
- Epc Rating C Council Tax Band C
- No Onward Chain









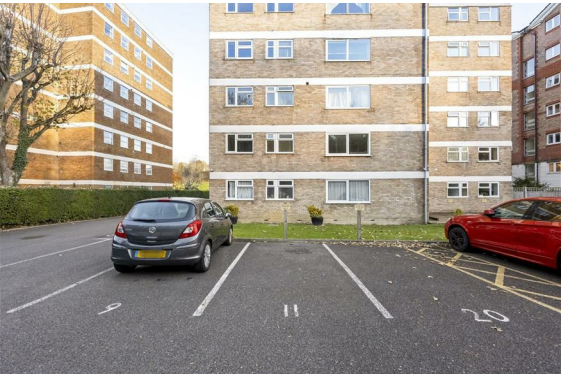
With lift and stair access, this third-floor apartment's front door opens into a spacious L-shaped entrance hall with fitted storage and a telephone entry system. At the front of the apartment, the living / dining room overlooks Withdean Park. Alongside it, the second double bedroom has built-in wardrobes. The main bedroom sits at the rear and features a large picture window and fitted storage.

The kitchen has new oak worktops with cupboards and drawers beneath, a five-ring gas hob with an extractor hood, and a Miele oven. The sink sits beneath a rear-facing window, and there is also space for a freestanding fridge-freezer and plumbing for a washing machine and a wall-mounted central heating boiler.

The bathroom has tiled walls, a rear-facing window and a modern white suite comprising a shower bath, WC and pedestal washbasin. There is also a separate cloakroom.

Outside, the property benefits from communal grounds and an allocated parking space.



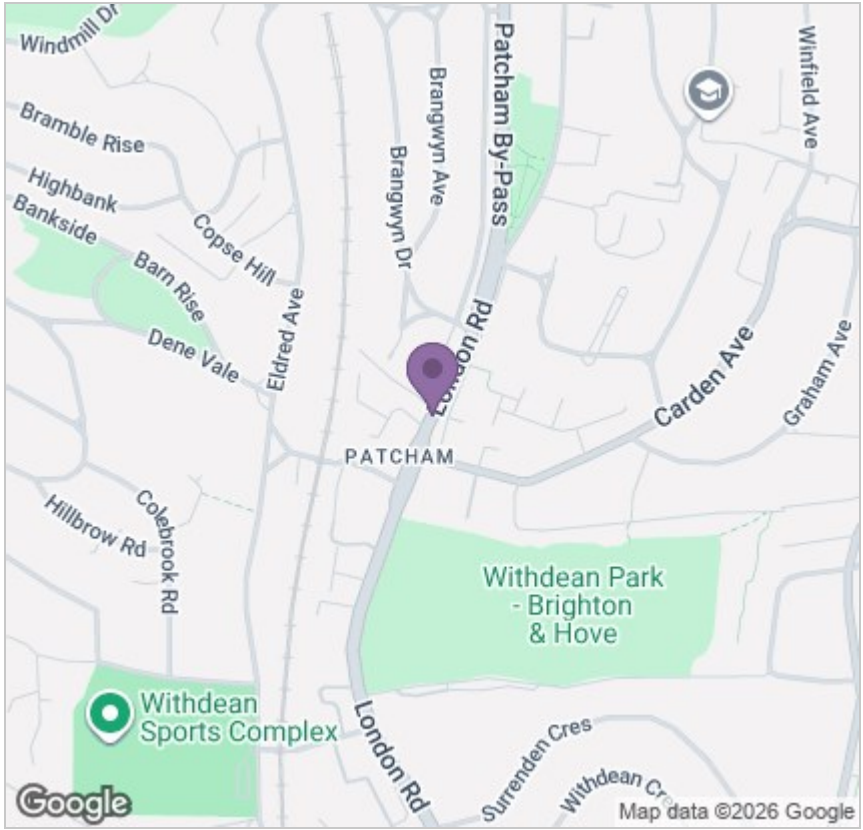




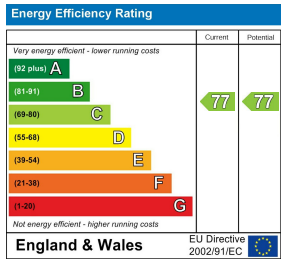
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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