



41a, London Road, Brighton, BN1 4JB

Spencer
& Leigh



41a, London Road,
Brighton, BN1 4JB

£2,500 PCM -

- Spacious three storey maisonette
- Three double bedrooms
- Modern kitchen with integrated appliances
- Bathroom and shower room
- Good size private roof terrace
- Own street entrance
- Contemporary decorative theme
- Gas fired central heating in situ
- Available immediately, unfurnished
- Popular, central location

Nestled on the vibrant London Road in Brighton, this charming maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 1,073 square feet, the property features its own private entrance, three well-proportioned bedrooms, making it an ideal choice for families or sharers seeking ample living space. This property has an HMO licence and is therefore suitable for 5 sharers.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The modern kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will find it a joy to prepare meals. The property boasts two stylish bathrooms, adding to the convenience of daily living.

One of the standout features of this maisonette is the large private roof terrace, which offers a serene outdoor space to unwind and enjoy the fresh air, perfect for summer gatherings or quiet evenings under the stars.

The location is particularly advantageous, with both Brighton and London Road railway stations just a short walk away, providing excellent transport links for commuting or exploring the wider area. Additionally, the property benefits from gas-fired central heating, and full double glazing to ensuring warmth and comfort throughout the year, with EPC certification C.

Whilst this property does not have parking, it is located directly opposite London Rd multi storey car park (in Prospect Place) parking is only for £5.40 per day if purchased with an annual permit.

Available for immediate occupancy, this maisonette presents a wonderful opportunity to embrace the lively lifestyle that Brighton has to offer. This property is sure to impress with its blend of modern amenities and prime location.



Entrance hall

Living room
15'2 x 12'8

Kitchen
11'3 x 9

Landing

Master bedroom
15'2 x 13'1

Family bathroom
6'3 x 6'

Shower room
11'7 x 6

Landing

Bedroom two
15'2 x 13'1

Bedroom three
11'6 x 9'

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On street permit parking zone Y

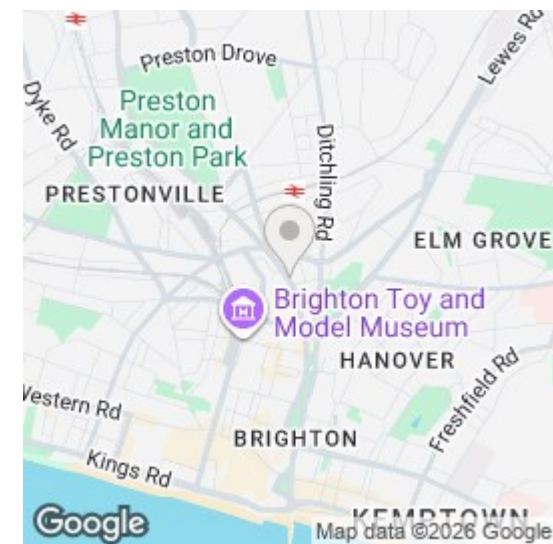
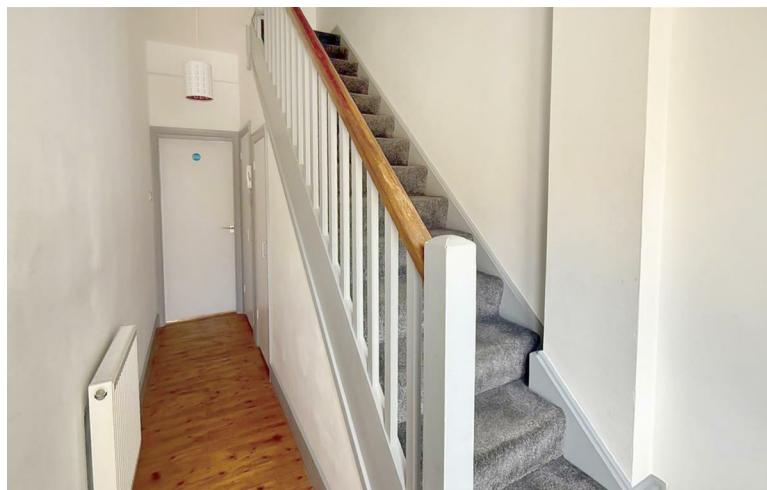
Broadband: Standard 4 Mbps, Ultrafast 1800 Mbps

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

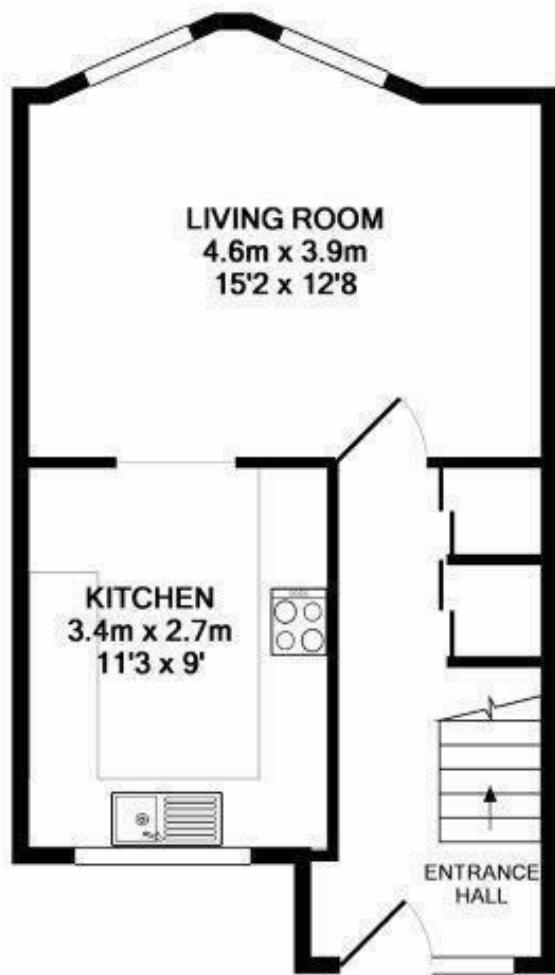


Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

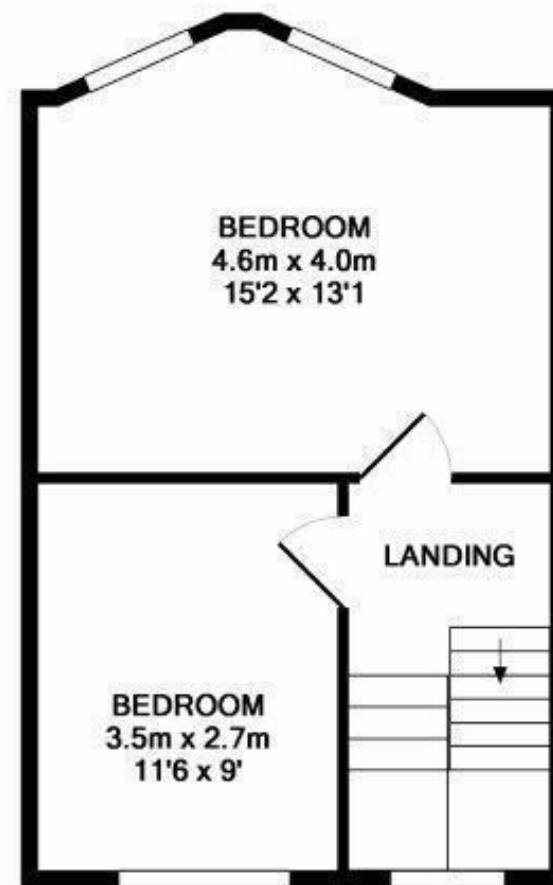




GROUND FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.8 SQ.M.
(354 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 32.8 SQ.M.
(354 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.7 SQ.M. (1073 SQ.FT.)

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