



**hamlyn
smith.**


London Road, Brighton, BN1 8QU

£250,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

A well-presented upper-floor apartment offering bright and spacious accommodation, comprising two generous double bedrooms, a private balcony and the added benefit of allocated parking.

- Two Bedroom Apartment
- West Facing Balcony
- Allocated Parking
- Energy Rating - C
- Ample Storage Throughout
- Spacious Lounge
- Passenger Lift
- Chain Free
- Located Close to Preston Park





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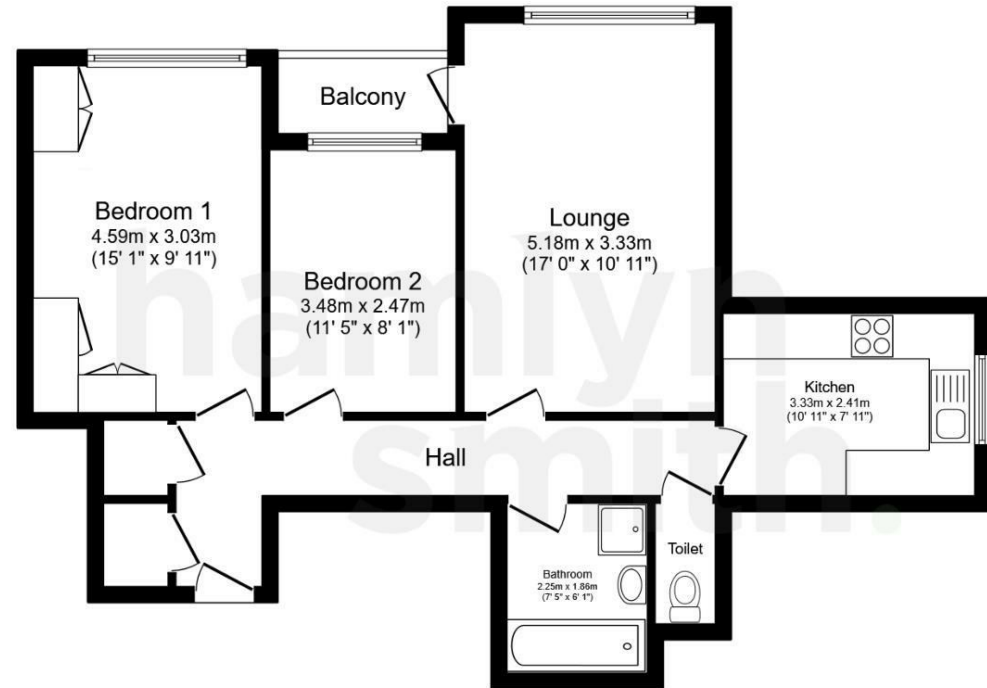
Enjoying a prime position directly opposite the open green spaces of Withdean Park and offered to the market chain-free, this property represents an excellent opportunity for both first-time buyers and investors alike.

Set within the highly regarded Mandalay Court, the apartment enjoys a peaceful setting set back from London Road, while remaining exceptionally well connected. The accommodation is well balanced and naturally light throughout, with the private balcony providing a pleasant outdoor retreat.

The location is particularly convenient, with regular bus services nearby offering easy access into Brighton city centre and the seafront. Preston Park railway station is approximately 0.8 miles away, providing direct links for commuters, while the A23 and A27 are easily accessible for travel further afield.

Everyday amenities are close at hand, including the shopping facilities of Patcham Old Village, as well as local parades in Westdene and Withdean. In addition to Withdean Park, the expansive Preston Park is also within easy reach, offering extensive recreational facilities including tennis courts, bowling greens, a velodrome, sports pitches and scenic walking routes.

Combining a desirable location, excellent connectivity and well-proportioned accommodation, this is a superb opportunity to acquire a home in one of Brighton's most sought-after residential areas. Early viewing is highly recommended.



Floor Plan

Floor area 65.8 sq.m. (709 sq.ft.)

Total floor area: 65.8 sq.m. (709 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

