



14 Kingsmere, London Road, Brighton, BN1 6UW

**Spencer
& Leigh**

14 Kingsmere, London Road,
Brighton, BN1 6UW

£1,450 PCM -

- Spacious two bedroom apartment
- Situated on the second floor
- Larger than usual lounge with balcony access
- Fitted kitchen with fridge space
- Bathroom & separate cloak room
- Gas fired central heating & double glazing
- Security door entry phone system
- Communal gardens & parking
- Available May 2026, unfurnished
- Exclusive to Spencer & Leigh

OPEN DAY - THURSDAY 21ST MAY - Having a Westerly aspect, this spacious two bedroom flat is situated on the second floor of this popular purpose built development. The lounge has a pleasant outlook with access to a private balcony and ample space for a dining table, both of the bedrooms are a good size with built in wardrobe space. There is a fitted kitchen along with a bathroom and separate cloak room. Both gas fired central heating and double glazed windows make for a warm and energy efficient living environment. Conveniently, there is a security door entry phone system and communal parking. The accommodation will be available mid to the end of May on an unfurnished basis. Preston Park mainline railway station is located within half a mile and nearby amenities are within walking distance at Preston Park and the Fiveways. Viewing is recommended. COUNCIL TAX BAND C.



Kingsmere is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries nearby.



Hallway
29'1 x 7'4

Living room
20'4 x 11'5

Kitchen
14'4 x 6'10

Bedroom
14'4 x 11'1

Bedroom
14'4 x 6'11

Bathroom
6' x 5'8

Separate w.c

Balcony
11'5 x 3'11

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Communal off road permitted parking

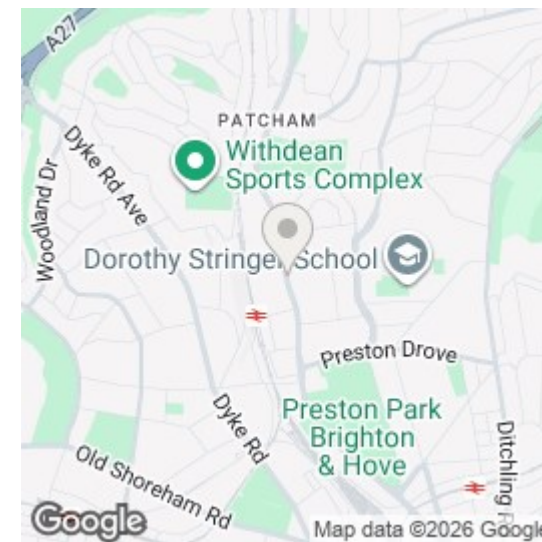
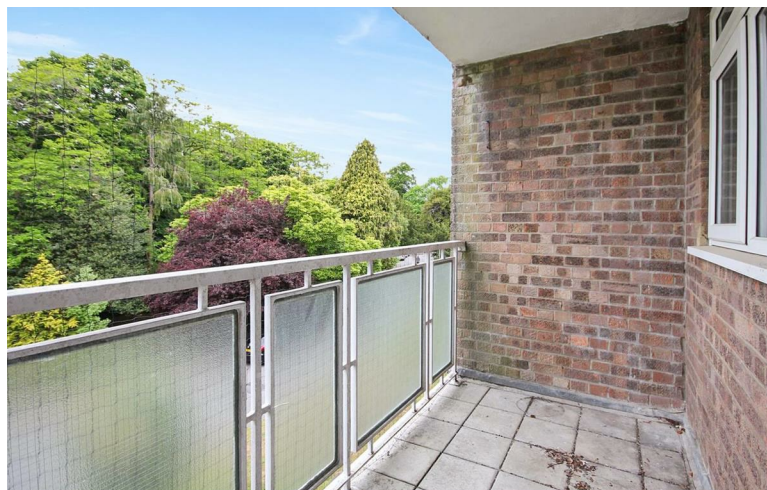
Broadband: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

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

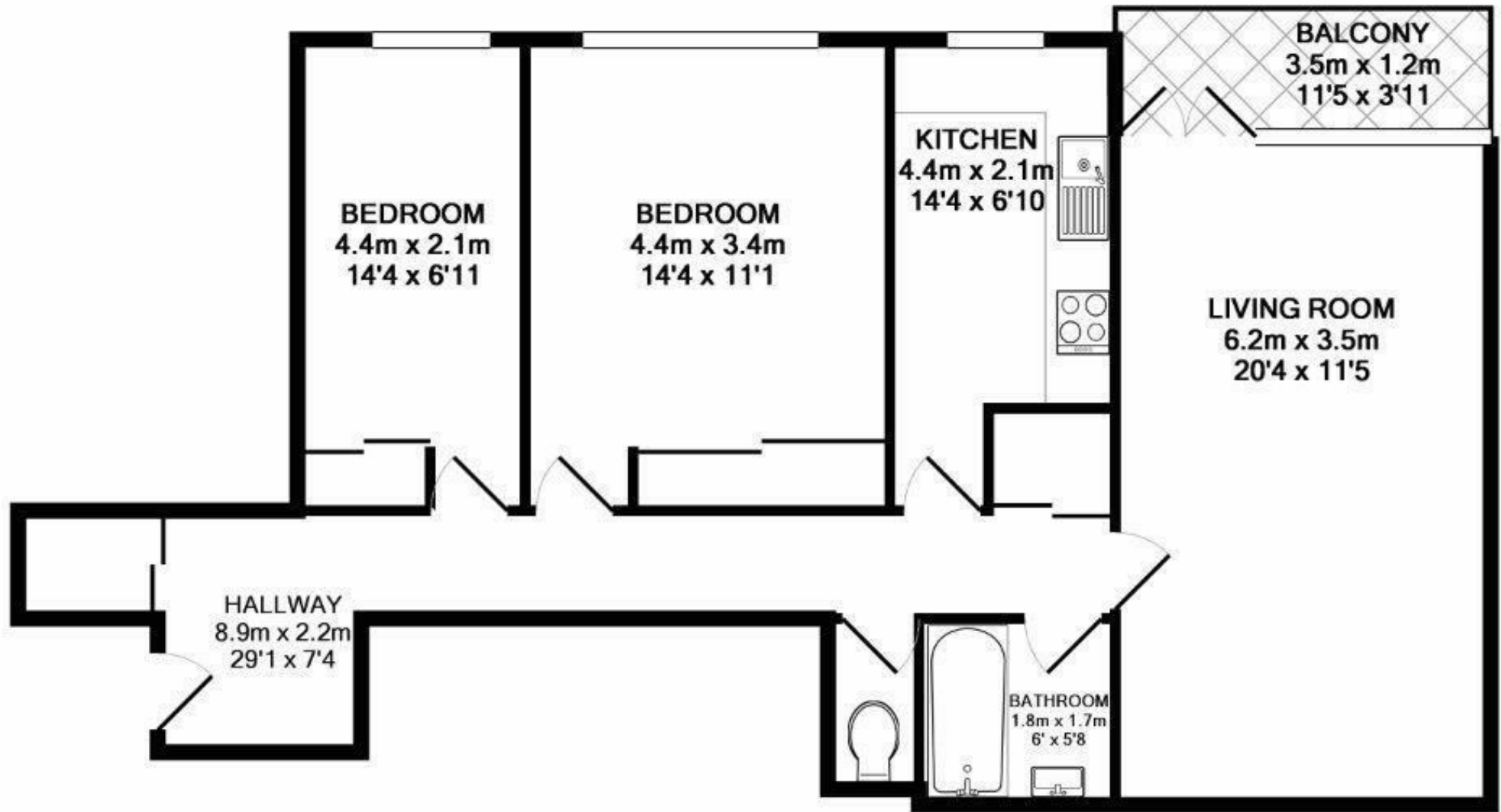


Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 	





TOTAL APPROX. FLOOR AREA 71.7 SQ.M. (772 SQ.FT.)

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