

50a, Ladies Mile Road, BN1 8QF

Spencer & Leigh

50a, Ladies Mile Road,
, BN1 8QF

£1,550 PCM -

- Spacious two bedroom flat
- Gas and water bills included
- Situated on the first floor
- Fitted kitchen with plenty of storage space
- White bathroom suite
- Neutral interior design
- Gas fired central heating
- Double glazed windows
- Pleasant outlook
- Available now, unfurnished

This well presented flat not only has two double bedrooms, but also the gas and water bills included within the rent. Occupying the entire first floor of this low rise building, the flat has a pleasant outlook and offers larger than usual living space. We liked the lounge which has a dual aspect and space for a dining table if desired. There is a fitted kitchen with plenty of storage and appliance space, together with a white bathroom suite which has a shower over the bath. The double glazed windows and gas fired central heating help create a warm and quiet environment. The flat is available with immediate possession on a long term basis. Our last tenant enjoyed living here so much they stayed for eight years! Local amenities within Patcham Old Village are on your doorstep, together with popular cafes, restaurants and even a local pub. Viewing is recommended. COUNCIL TAX - BAND C.









Hallway

Kitchen
12'9" x 6'10"

Living Room
16'8" x 10'9"

Bedroom 1
15'5" x 9'2"

Bedroom 2
15'5" x 8'10"

Bathroom

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains gas, electric, water and sewerage
Parking: Free on street parking
Broadband: Standard 4 Mbps, Superfast 80 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

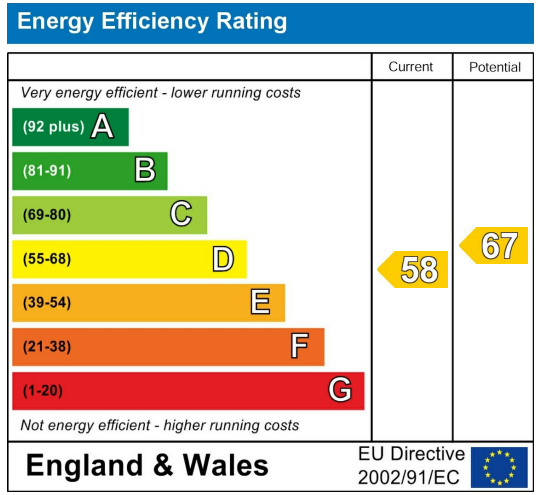






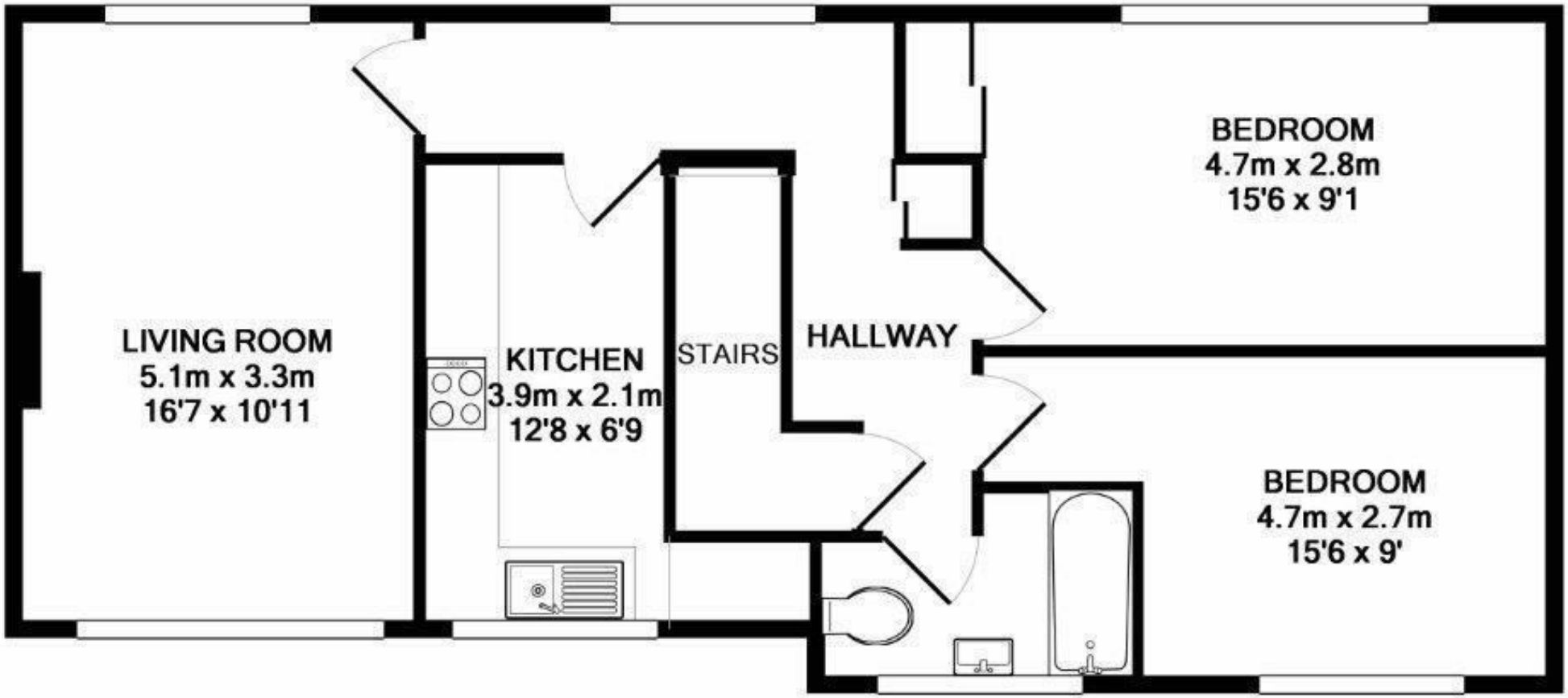


Council:- Brighton & Hove
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



TOTAL APPROX. FLOOR AREA 66.3 SQ.M. (713 SQ.FT.)

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108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk