



21 Withdean Court London Road, Preston

Brighton

£315,000



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Preston, Brighton

*** ASKING PRICE £315,000 ***

Just a short walk from Preston Park and Preston Park Station, this well presented and spacious three bedroom top floor apartment benefits from a balcony and lift access.

Set on the top floor of a well regarded, purpose built block, the accommodation includes three bedrooms, a generous lounge, a separate fitted kitchen and a modern bathroom with both a walk in shower and a freestanding bath. The apartment also enjoys its own balcony, with lift access making day to day living that bit easier.





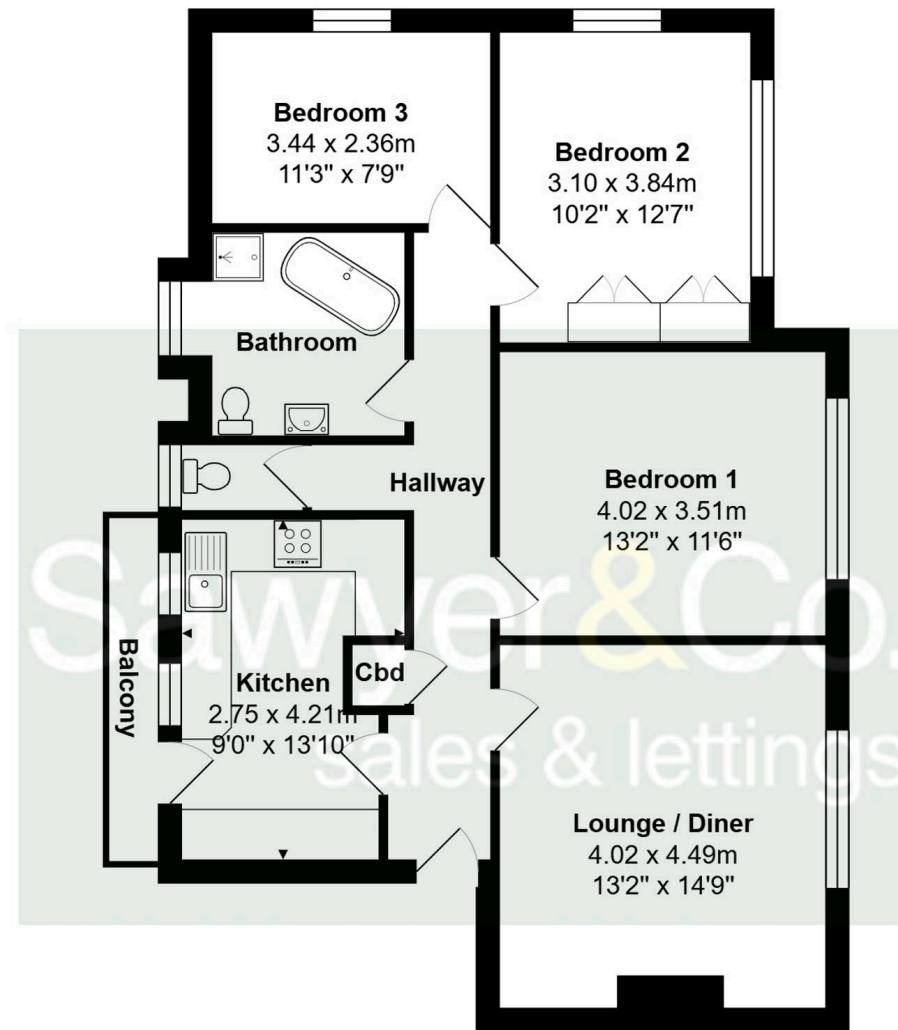
In the Local Area

Withdean Court is set just off London Road, close to the Westdene and Patcham border, and well positioned for straightforward access to the A23 and A27, as well as quick links into the city. Regular bus services run along London Road towards Brighton, Hove and the surrounding areas, and Preston Park station is within easy reach. Preston Park is nearby too, with tennis courts, open green space, children's play areas and cafes. It hosts a great mix of events through the year, from festivals and concerts to family friendly entertainment.

Further Information

The property is situated in Parking Zone 10. Currently the property is in Council Tax band C which was charged at £2,182.92 for 2025/26. EPC rating - TBC
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. **TENURE & OUTGOINGS** Tenure: Leasehold Unexpired term on lease - 135 years Service Charge - £2,392.56 pa Ground Rent - £75 pa Reserve Fund - £495 pa This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 83.6 m² ... 900 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.