



Spencer
& Leigh

12 Park Court, Old London Road, Patcham, BN1 8XS

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Brighton, BN1 8XS

£1,395 Per Calendar Month -

- Two bedroom purpose built flat
- 15' lounge with juliette balcony
- 10' fitted kitchen
- White bathroom with shower over bath
- Allocated parking space
- Due to be redecorated with new carpets fitted
- White goods included (fridge freezer & washing machine)
- Newly installed gas fired boiler
- Popular village location
- Available from October, unfurnished

Situated in the heart of Patcham Old Village, this two bedroom purpose built flat will be redecorated to a neutral theme and fitted with new carpets, prior to a new tenancy starting. The accommodation offers a 15' living room with an attractive Juliette balcony overlooking the communal garden, a fitted kitchen with ample space for appliances, two double bedrooms both of which are reasonable sizes, one having built in storage. The bathroom is equipped with a white fitted suite and over-bath shower. The flat is also having a new gas fired boiler installed. Outside there is an allocated parking space and lawn communal gardens, a water tap for car washing and a refuse store. Available from October on an unfurnished basis. Viewing is recommended. COUNCIL TAX BAND: B



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Next and Asda Superstore.



Communal entrance

Entrance hallway

Living room
15'11 x 11'8

Kitchen
10'7 x 6'6

Bedroom
11'9 x 11'8

Bedroom
11'6 x 8'2

Bathroom
9'8 x 4'11

Property Information
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains electric, gas, water and sewerage
Parking: Off street parking
Broadband: Standard 14 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps
Mobile: Good coverage (OFCOM checker)



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

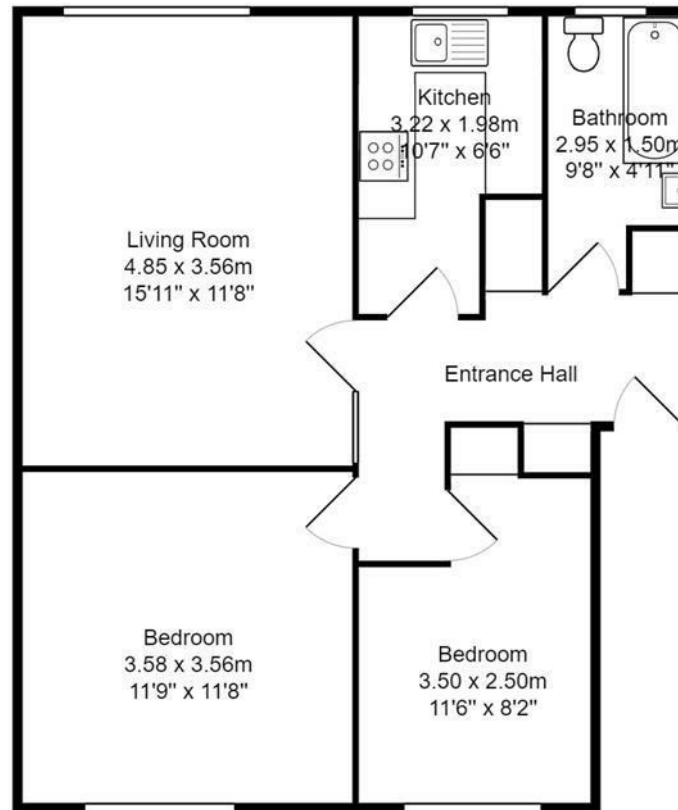
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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w: www.spencerandleigh.co.uk





Total Area: 56.7 m² ... 610 ft²

All measurements are approximate and for display purposes only.