

Spencer
& Leigh



22 Bourne Court, London Road, Brighton, BN1 8QQ

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Offers Over £225,000 - Leasehold

- Top floor purpose built flat
- Requires modernisation
- New lease of 990 years being granted
- Garage En Bloc
- Low outgoings and service charge
- Two bedrooms
- South facing balcony with views over Withdean Park
- Good access to travel links
- Exclusive to Spencer & Leigh
- Internal inspection recommended

This top-floor purpose-built flat presents an excellent opportunity for those seeking a project to make their own. Spanning an impressive 660 square feet, the property features two well-proportioned bedrooms, a comfortable reception room with access to a balcony, and a bathroom, providing ample space for both relaxation and entertaining.

The flat is in need of modernisation, allowing you to infuse your personal style and preferences into the living space. With no onward chain, the process of moving in can be seamless and straightforward. A new lease will be granted upon completion, ensuring peace of mind for the future.

For those with a vehicle, the property includes the added benefit of a garage, providing extra storage or a secure space for your vehicle. The low outgoings and service charge make this flat an attractive option for first-time buyers or investors looking for a property with potential.

This flat is not just a home; it is a canvas waiting for your creative touch. With its prime location in Patcham, you will enjoy the convenience of local amenities and the vibrant culture of Brighton, all while having a peaceful retreat to return to. Don't miss the chance to transform this flat into your dream home.



Bourne Court is a desirable purpose built block conveniently situated for all modes of transport including buses, trains and having 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, a variation of shops and eateries along with Withdean Sports Complex and a selection of nearby green open spaces.



Communal Entrance
 Lift & Stairs to all Floors
 Entrance
 Entrance Hallway

Living Room
 19'7 x 10'2

Balcony
 10'2 x 3'10

Kitchen
 8'6 x 8'4

Bedroom
 10'3 x 9'10

Bedroom
 9' x 8'5

Family Bathroom

OUTSIDE

Communal Gardens

Residents Parking

Garage

Property Information

946 years remaining on the lease

Service Charge £1,200 p/a

Ground Rent £120.00 p/a

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric, Mains water and sewerage - Mains Gas in building, meter to this flat removed)

Parking: Garage, Residents Parking and un-restricted on street parking

Broadband: Standard 17 Mbps, Superfast 58 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)

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.

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w: www.spencerandleigh.co.uk



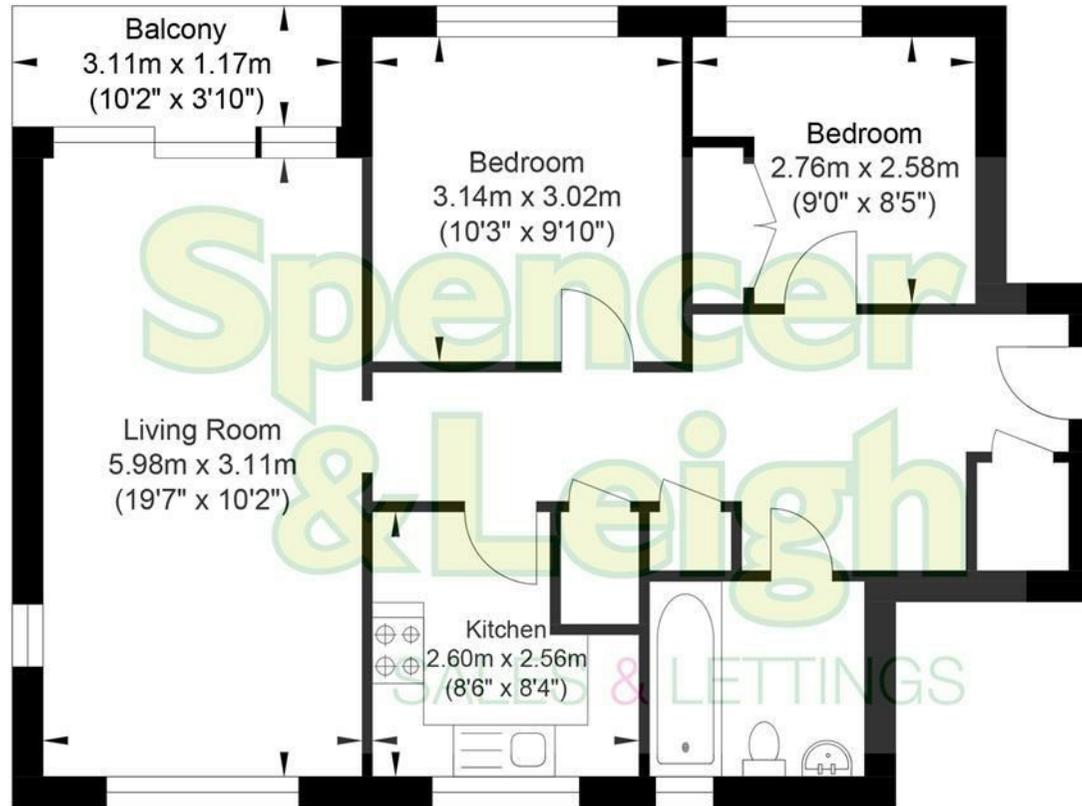
Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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London Road



Ground Floor
Approximate Floor Area
660.36 sq ft
(61.35 sq m)



Approximate Gross Internal Area = 61.35 sq m / 660.36 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.