

# Spencer & Leigh



4 Arcade Buildings, Brighton, East Sussex, BN1 3EJ

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Offers Over £170,000 - Leasehold

- Purpose built apartment in City Centre
- Requires modernisation
- New 125 year lease on completion
- Secure entry system
- Spacious entrance hallway
- Southerly facing living room
- Southerly facing double bedroom
- Bathroom with separate cloakroom
- Kitchen requiring modernisation
- No ongoing chain, Exclusive to Spencer & Leigh

Arcade Buildings is an iconic Landmark in Brighton City Centre directly opposite Churchill Square. This great apartment has huge potential and now would benefit from modernisation and improvement. The flat is being sold with no ongoing chain and the advantage of a New 125 Year Lease on Completion. The apartment has a private residents entrance from the Imperial Arcade with stairs rising to the upper levels. This apartment features a private front door from the communal hallway which very much makes the property feel like a bungalow. There is a spacious entrance hallway with built in storage cupboards and access to a South facing living room and double bedroom both with lofty ceilings and Crittall style windows. The kitchen, bathroom and separate cloakroom are ready for modernisation to your preferred style and taste. Internal viewing is highly recommended to fully appreciate this lovely apartment which is exclusive to Spencer & Leigh.



Prime location ideal for all amenities on Western Road and opposite Churchill Square. Being a moments stroll from the beach and situated on Western Road itself with Preston Street nearby with many bars and restaurants to choose from.



Communal Entrance  
 Stairs rising to all Floors  
 Entrance  
 Entrance Hallway

Living Room  
 12'10 x 9'7

Kitchen  
 10'7 x 8'2

Bedroom  
 12'10 x 8'9

Bathroom  
 Separate Cloakroom

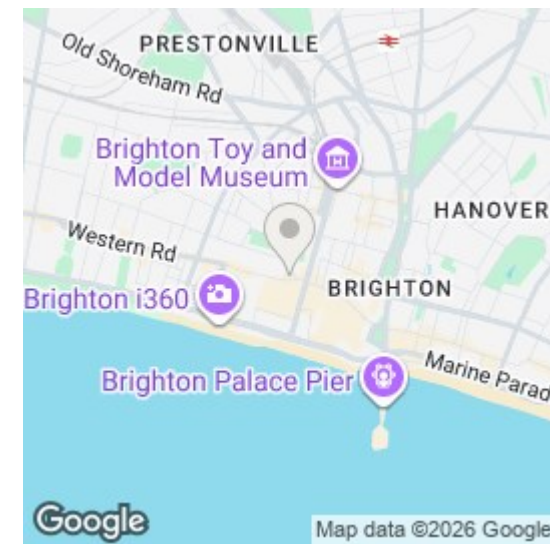
Property Information

125 years remaining on lease  
 Service Charge - £3,089 p/a  
 One off charge of £810 for planned works to building.  
 Zero Ground Rent  
 Council Tax Band A: £1,719.63 2026/2027  
 Utilities: Mains Electric. Mains water and sewerage  
 Parking: Restricted on street parking - Zone Z  
 Broadband: Standard 12Mbps available (OFCOM checker)  
 Mobile: Fair/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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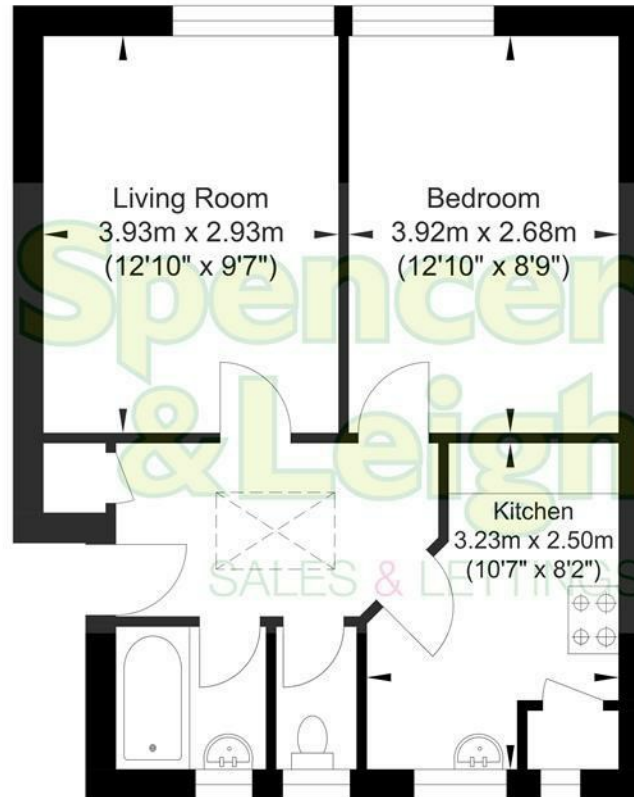
Council:- BHCC  
 Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
 & Leigh**

# Arcade Building



Approximate Floor Area  
426.57 sq ft  
(39.63 sq m)

Approximate Gross Internal Area = 39.63 sq m / 426.57 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.