

London Road

Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



London Road Brighton

£160,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

FOR SALE BY AUCTION 20th November 2026

An exciting opportunity to acquire a two-bedroom sixth-floor apartment within the popular Mandalay Court development, directly opposite Withdean Park. The property benefits from a private westerly-facing balcony, allocated off-road parking and a passenger lift.

The accommodation comprises a spacious lounge/diner with access to the balcony, separate fitted kitchen, two double bedrooms, bathroom and separate WC. The private balcony enjoys a pleasant outlook towards nearby woodland.

From an investment perspective, the property offers a strong combination of features, including two genuine double bedrooms, private outside space and allocated parking. The property also benefits from a long lease, making it an appealing proposition for investors and landlords, with scope to add value or improve the existing accommodation.

Preston Park station is approximately 0.7 miles away, while the A23/A27 road network provides easy access for commuters. Regular bus services run along London Road, with Patcham Old Village, Westdene and Withdean all offering further local amenities.

A well-positioned two-bedroom apartment with parking, private balcony and long lease, offered chain free and presenting an attractive opportunity for auction buyers.

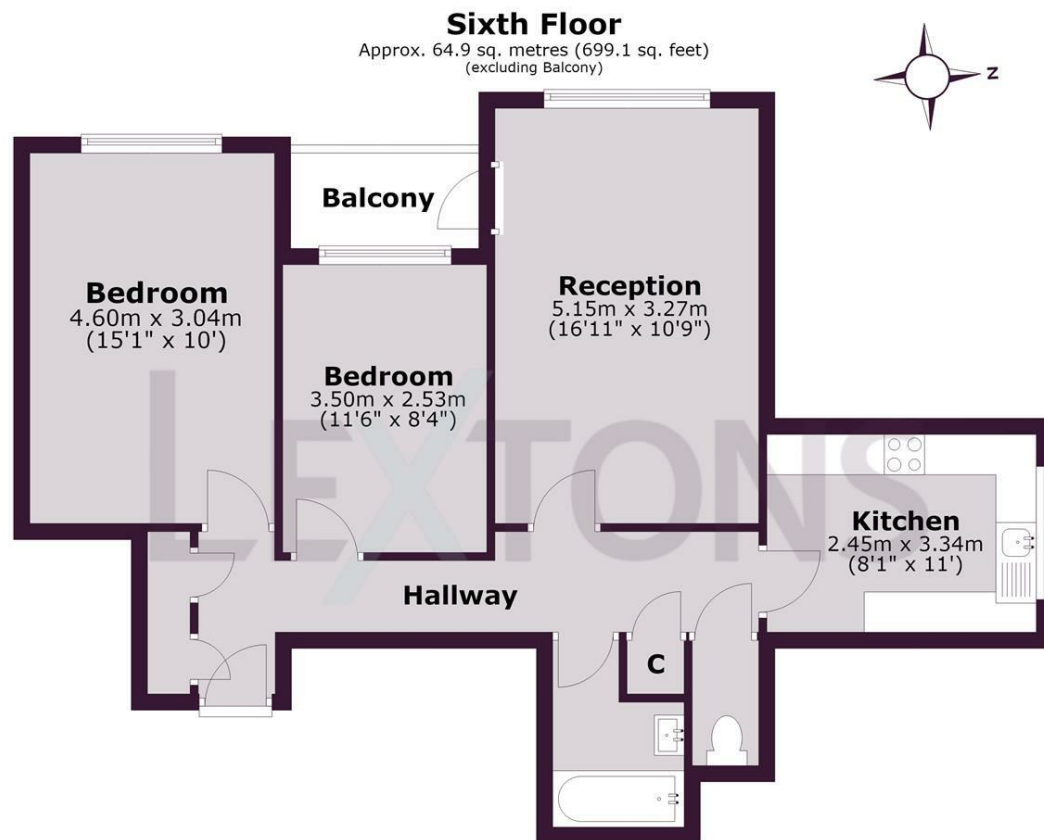








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Total area: approx. 64.9 sq. metres (699.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	