56 Kingsmere, London Road, Brighton, BN1 6UX

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Price £285,000 - Leasehold

- Purpose built spacious apartment
- Two double bedrooms with fitted wardrobes
- Secure entry system & passenger lift
- Located on the top floor (Third Floor)
- No ongoing chain, viewing recommended
- Long remaining lease, Garage in compound
- Freshly painted white walls & new grey carpets
- Bathroom with over bath shower unit
- UPVC double glazing, gas central heating
- Exclusive to Spencer & Leigh

Located close to Preston Park Station is this Purpose Built apartment, offered for sale with no ongoing chain, a long remaining lease term and a garage positioned in a nearby compound. The flat is ready to just move in having been newly decorated with fresh white painted walls and newly fitted grey coloured carpets. Kingsmere is well maintained development with green communal spaces, residents permit parking, one space available, secure entry system and passenger lift to all floors. This particular flat is located on the top floor of the block being the third floor. From your own front door the property features a large entrance hallway with built in storage cupboards. The spacious living room features a double glazed bay window with leafy tree top views and plenty of space for sofas and to dine. The kitchen is separate from the living room with high gloss fitted units, built in appliances and sit up breakfast bar. Both the bedrooms are good size double rooms both benefitting from built in wardrobe/storage cupboards. The bathroom is equipped with white sanitary-ware with an over bath shower and separate WC. Viewing is highly recommended to fully appreciate this lovely apartment which is exclusive to Spencer & Leigh.

Kingsmere is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and 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 and a variation of shops and eateries nearby.

Communal Entrance

Stairs & Lift rising to all Floors

Entrance

Entrance Hallway
29'1 x 3'4

Living Room
21'2 x 11'6

Kitchen
14'4 x 6'10

Bedroom
13'4 x 12'1

Bedroom
11'3 x 8'3

Family Bathroom

Separate W/C

OUTSIDE

Garage

Communal Gardens

Residents Parking

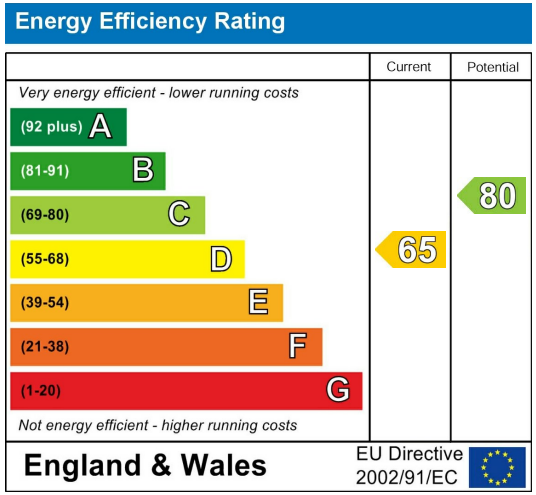
Property Information
163 years remaining on lease
Service Charge - £1,470.60
Zero Ground Rent
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Residents Permit Parking & restricted on street parking - Zone 10
Broadband: Standard 18Mbps, Superfast 104Mbps, Ultrafast 1000Mbps 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- C



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