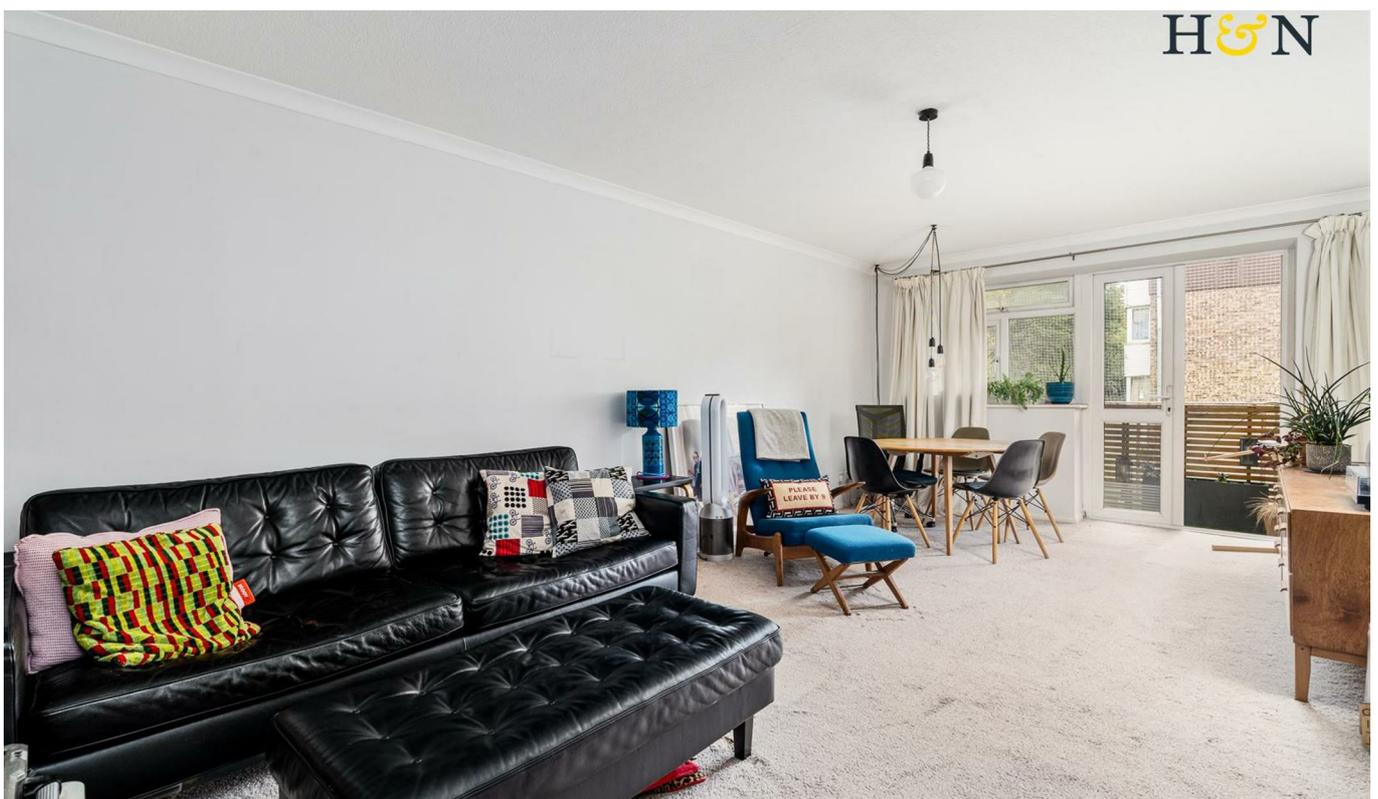




Kingsmere, London Road  
Brighton

HEALY  
& NEWSOM

EST. 1990





# Kingsmere, London Road, Brighton, BN1 6UX

Guide Price £300,000 to £325,000

An exceptionally spacious first-floor apartment offering a delightful blend of comfort and convenience, with two spacious double bedrooms, this apartment is perfect for individuals, couples, or small families seeking a tranquil retreat in a vibrant city.

The property includes a garage which is located near the entrance to the building and additional permit parking if required. There is the added advantage of the property is being sold with no onward chain, this property presents an excellent opportunity for those looking to settle in a sought-after location. Experience the best of Brighton living in this delightful flat, where comfort meets practicality in a picturesque setting.

As you enter, you are welcomed by a generous living room that is bathed in natural light, there are double doors opening to the balcony that overlook a serene view of mature trees and shrubs. This inviting space is ideal for both relaxation and entertaining.

The kitchen is well-appointed with an integrated Bosch oven and gas hob, providing a perfect setting for culinary enthusiasts. There is space and provision for a fridge, freezer and dishwasher, ensuring that all your cooking needs are met. Additionally, a utility cupboard has space and provision for a washing machine, there is also useful storage space and shelving.

The modern bathroom is fully tiled and features a stylish double-width shower enclosure, providing a luxurious touch to your daily routine. The apartment is fully double glazed, ensuring warmth and quiet throughout the seasons, and benefits from gas central heating for added comfort.

This property presents an excellent opportunity for those looking to settle in a sought-after location, experience the best of Brighton living in this delightful home, where comfort meets practicality in a picturesque setting.

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## Location

Kingsmere is situated on the London Road within landscaped-grounds, close to the border of Westdene and Patcham being ideal for access to the A23/A27 road networks and transport links to the city. Regular buses afford access to Brighton, Hove and the surrounding areas and Preston Park train station is just around the corner. Preston Park is nearby which includes tennis courts, play areas and cafes, at various times around the year the park hosts festivals, concerts, circus's and other family events.

## Additional information

(outgoings as advised by our client)

EPC rating: B

Internal measurements: 818 Square feet / 76 Square metres

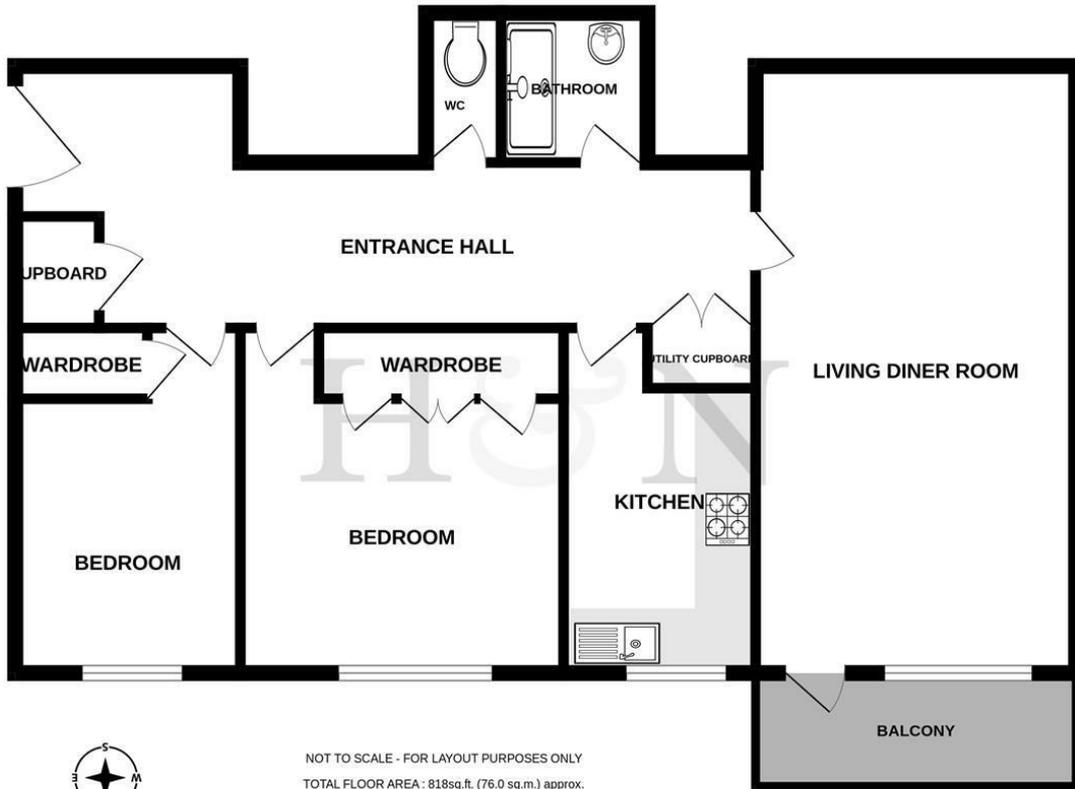
Tenure: Leasehold - 163 years remaining

Service charge: £3,097.60 Per Annum (includes the reserve fund and Ground rent)

Council tax band: C

Parking zone: 10

# FIRST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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