

**Spencer
& Leigh**



2 Acacia Court, Herbert Road, Brighton, BN1 6PB

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Price £280,000 - Leasehold

- Low rise purpose built block
- Two bedrooms
- Recently refurbished
- Useful storage room below
- Excellent location within easy reach of Preston Park
- Long lease of 976 yrs
- No onward chain
- Share in the freehold
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Step into this immaculately refurbished two-bedroom flat, perfectly situated on the ground floor of this low-rise block. This property offers a fantastic opportunity for buyers, presented with the significant advantage of NO ONGOING CHAIN, ensuring a smoother and quicker transaction. The attention to detail in the recent refurbishment is evident throughout, creating a fresh and inviting atmosphere ready for immediate enjoyment.

Upon entering, you are greeted by a bright and airy reception room, providing a versatile space for relaxation and entertaining. The layout flows seamlessly, making the most of every square foot. The modern kitchen is well-appointed, offering a practical and stylish area for culinary pursuits. Both bedrooms are generously sized, providing comfortable retreats, while the contemporary bathroom is finished to a high standard.

One of the standout features of this property is the useful store room located below, offering invaluable extra space for bikes, luggage, or general storage, helping to keep your living areas clutter-free. WE LOVE how this practical addition enhances the overall appeal and functionality of the flat.

The location is truly exceptional for those seeking convenience and connectivity. Situated close to Preston Park Mainline station, daily commutes are made effortless, with direct links to London and beyond. The vibrant amenities of Brighton are within easy reach, including an array of shops, cafes, restaurants, and green spaces like Preston Park itself, perfect for leisurely strolls or outdoor activities. This flat offers not just a home, but a lifestyle, blending modern comfort with superb accessibility in a highly sought-after area. This property is an ideal choice for first-time buyers, young professionals, or anyone looking for a stylish, low-maintenance home in a prime Brighton location.



Herbert Road is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a mainline railway station and ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Communal Entrance

Entrance

Entrance Hallway

Sitting/Dining Room
16'1 x 11'5

Kitchen
10' x 5'2

Bedroom
14'2 x 10'

Bedroom
9'6 x 8'2

Family Bathroom

OUTSIDE

Residents Parking

Storage
16'1 x 11'5

Property Information

976 years remaining on the lease

Service Charge - £3,440.62 p/a

Peppercorn Ground Rent

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents parking and restricted on street parking - Zone F

Broadband: Standard 14 Mbps, Superfast 80 Mbps, Ultrafast 1800 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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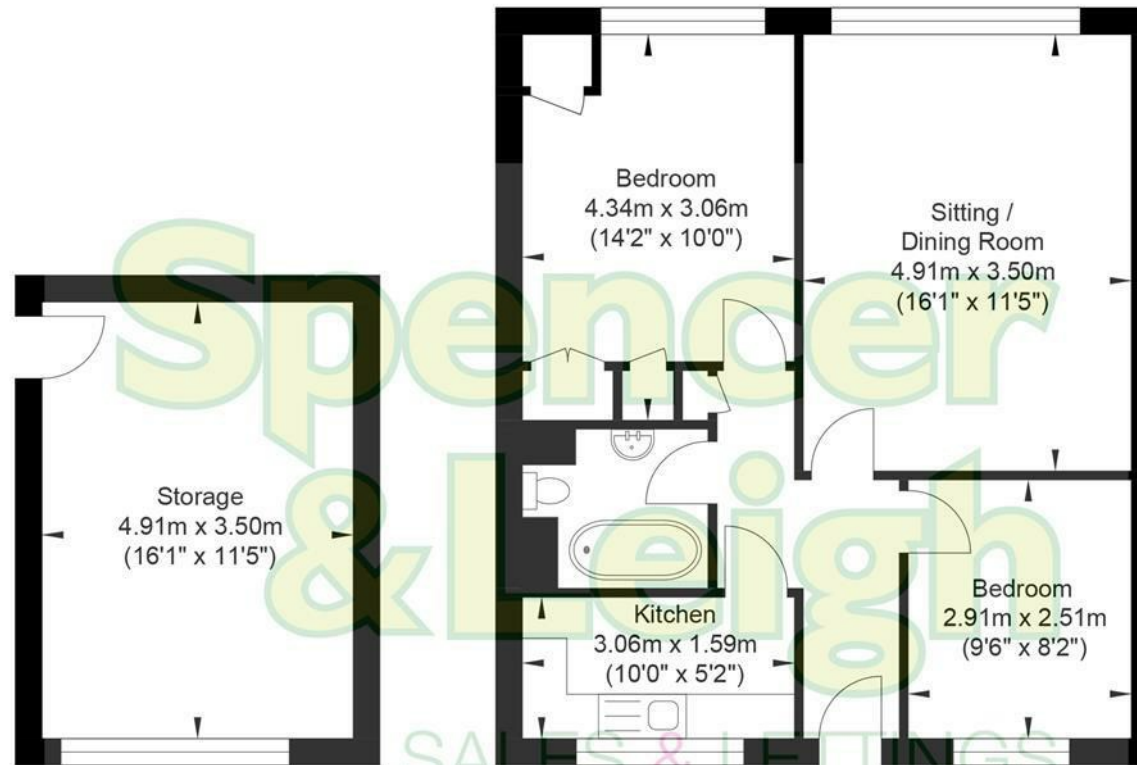
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Hebert Road



Lower Ground Floor
Approximate Floor Area
184.92 sq ft
(17.18 sq m)

Ground Floor
Approximate Floor Area
583.94 sq ft
(54.25 sq m)

Approximate Gross Internal Area = 71.43 sq m / 768.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.