

Spencer  
& Leigh



18 Ladies Mile Court, Patcham Village, Brighton, BN1 8QN

## 18 Ladies Mile Court, Patcham Village, Brighton, BN1 8QN

Guide Price £210,000 - Leasehold

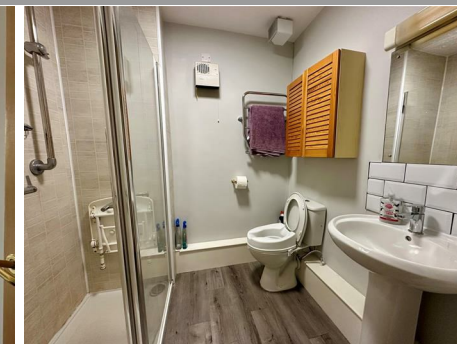
- Purpose built retirement apartment
- Two double bedrooms with fitted wardrobes
- Spacious lounge dining room with views
- Modern fitted kitchen with built in appliances
- White modern shower room/WC
- Second cloakroom adjacent to bedrooms
- No ongoing chain
- Residents communal gardens
- Residents vehicle parking
- Walking distance of shops in Village

GUIDE PRICE: £210,000 - £220,000

Located in the heart of Patcham Old Village is this desirable purpose built retirement flat in excellent internal condition. This delightful apartment features a spacious West facing lounge/dining room with plenty of space for sofa's and a dining table and chairs. From this room there are lovely views over the centre of the Village and the local shops. The modern kitchen was replaced only a few years ago with smart fitted units and integrated appliances, designed for ease of use and giving the home a stylish feel. There are two good size double bedrooms both with built in wardrobe cupboards/storage space. Both the bedrooms also have the advantage of the views over the Village and shops. The bathroom has been converted to a modern shower room with good size shower cubicle, wash basin and WC. For added convenience there is a second cloakroom along the hallway adjacent to both the double bedrooms. The apartment was redecorated and newly carpeted by the current owner only a few years ago when the kitchen was fitted. Outside there are well maintained communal gardens and residents/visitor parking. The flat is offered for sale with the advantage of no ongoing chain and is exclusive to Spencer & Leigh. Viewing highly recommended.



Ladies Mile Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good transport links within walking distance with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Pets at Home and Asda Superstore.



Communal Entrance

Stairs & Lifts rising to all Floors

Entrance

Entrance Hallway

Living/Dining Room  
23'7 x 11'1

Kitchen  
13'1 x 6'6

Bedroom  
14'1 x 9'10

Bedroom  
9'10 x 6'10

Shower Room/WC  
6'6 x 5'6

OUTSIDE

Communal Gardens

Residents Parking

Property Information

96 years remaining on the lease

Service Charge - £4,610.16 p/a

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking and un-restricted on street parking

Broadband: Standard 14 Mbps and Superfast 80 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.

t: 01273 565566

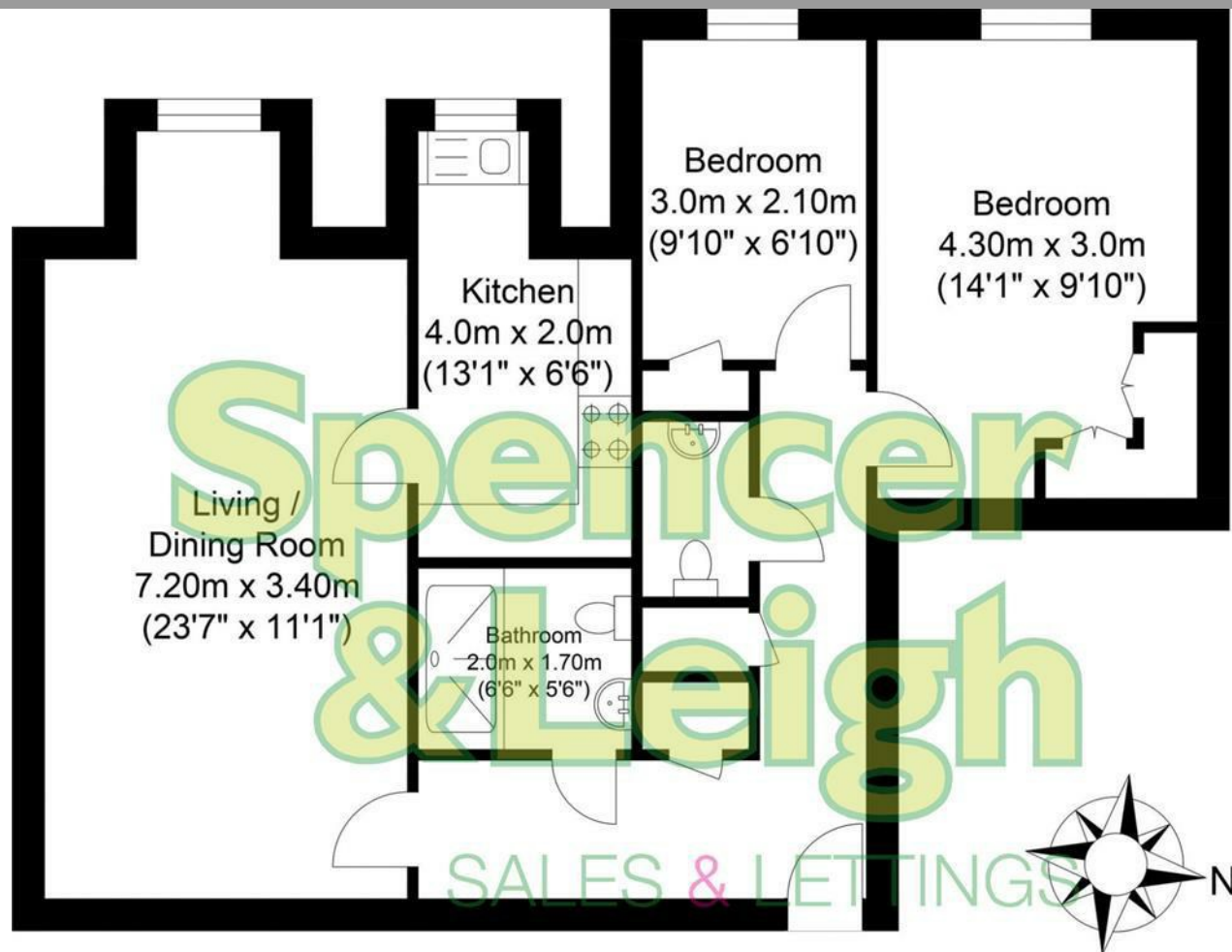
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>75</b>               |
| (55-68) <b>D</b>                            | <b>63</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |





Approximate Floor Area  
718.06 sq ft  
(66.71 sq m)

Approximate Gross Internal Area = 66.71 sq m / 718.06 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
Copyright GDImpact 2020