

FOR SALE



London Road, Brighton

2 Bedrooms, 1 Bathroom, Top Floor Flat

Asking Price Of £210,000

MARTIN&CO



- SPACIOUS TOP FLOOR FLAT
- 2 DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- OFF STREET PARKING
- OVER 60s ONLY IN THIS RETIREMENT BLOCK
- LARGE COMMUNAL GARDEN

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An opportunity to purchase a top floor spacious and light 2 bedroom retirement flat opposite Withdean Park in a prime location in Withdean close to Patcham and Preston Park and bus links outside the door to central Brighton. The modern block has parking first come first served outside, lift to each floor, communal lounge with events held regularly by the local community, laundry room and large communal garden to the rear.

The flat situated on the top floor in a quiet location to the rear of the building and overlooking the rear communal garden comprises of

Entrance Hallway with large built in cupboard

Bathroom - Suite which includes a bath, shower over, wash basin and WC

Bedroom 1 - With fitted wardrobes

Bedroom 2 - 2nd double room

Living room - Spacious with windows overlooking rear garden

Fitted Kitchen - with space for appliances and built in hob and eye level oven.

Owner notes:

Service charges are per half year are £2,032.50 which has also been paid until 3 August 2022. This includes



water, cleaning to all communal areas, block manager to be available weekly, laundry room and lift service.

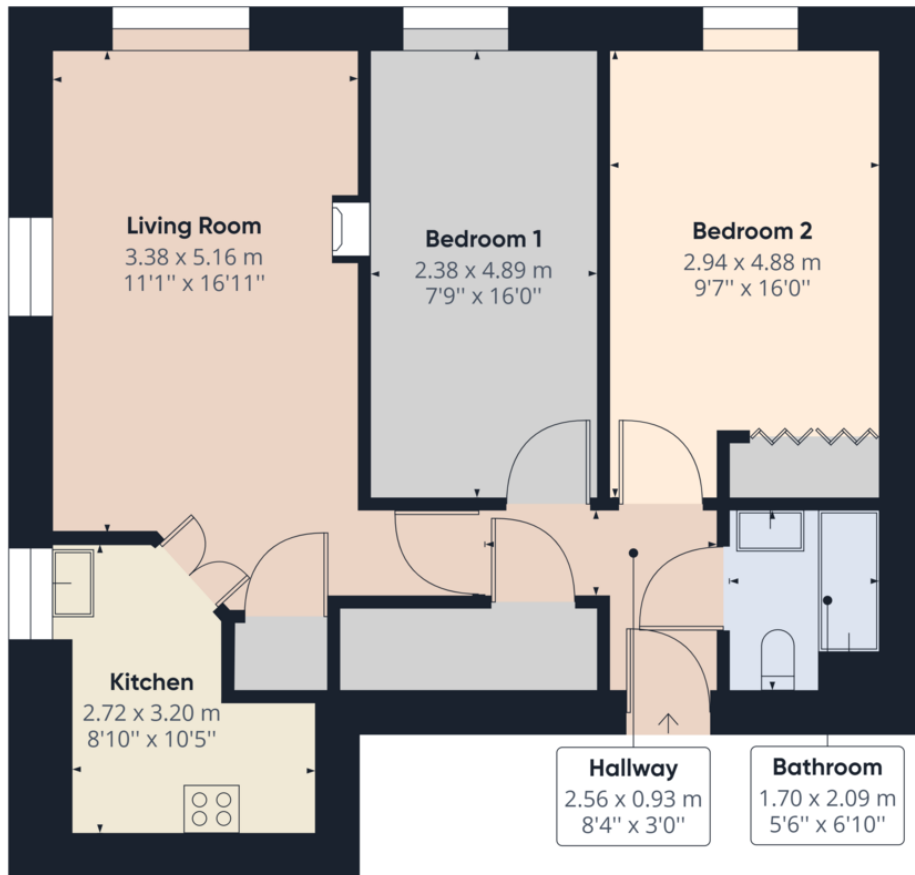
Ground rent half yearly is £192.50 which has been paid until 31 August 2022.

The lease is 103 years left from a 125 year from 2000.

Please note all these figures are correct at time of details being drawn up and you should always get confirmation from your solicitor once you agree a sale.

Viewings are by appointment only and highly recommended.





Approximate total area⁽¹⁾
691.28 ft²
64.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.