

# PHILLIPS & STILL

London Road, Brighton

Asking Price Of £240,000



- **A Delightful One Bedroom First Floor Purpose Built Apartment**
- **Well Presented Throughout**
- **Allocated Parking Space**
- **Ideal first home or buy to let investment**
- **Easy Access To Preston Park Station**

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## 9 Mandalay Court, London Road, Patcham, Brighton, BN1 8QU



Come and take a look at this lovely first floor purpose built flat situated just moments from Preston Park station making the property perfect for anyone who is looking to commute to Gatwick or London Victoria. Local shops and amenities are available a stone's throw away and include the new Sainsburys 'Local' so you can stock up on the essentials when you need to.

The property itself has spacious separate kitchen and lounge/dining room which are perfect space for entertaining, a good sized double bedroom, family bathroom and with stunning uninterrupted views across Withdean Park meaning this property is like gold dust in Brighton. There is also a lift within the building and a secure entrance for peace of mind, the icing on the cake is the allocated parking and multiple visitors spaces to the front.

Preston Park is also within walking distance and has a variety of recreation facilities available such as a playground area, two cafes, bowling green, tennis courts, cycling track and large playing fields which are great for those Sunday walks and picnics



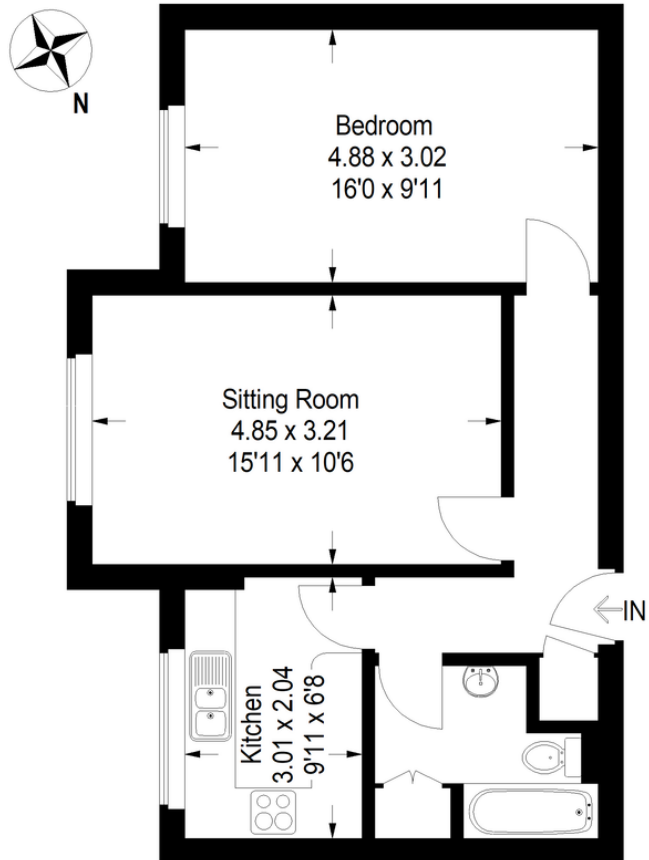
## Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local then you can take a stroll to either the Crown & Anchor or The Park View which are both famous for their 'pub grub' and ideal for a few drinks after a work week!

### Mandalay Court, London Road, Brighton, BN1 8QU

Approximate Gross Internal Area  
50.7 sq m / 546 sq ft



#### First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Accommodation

### FIRST FLOOR FLAT

ENTRANCE HALL

BEDROOM  
16' 0" x 9' 10" (4.88m x 3.02m)

KITCHEN  
9' 10" x 6' 8" (3.01m x 2.04m)

SITTING ROOM  
15' 10" x 10' 6" (4.85m x 3.21m)

BATHROOM

### OUTSIDE

ALLOCATED PARKING





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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