



Leahurst Court, Leahurst Court Road, Brighton, BN1 6UL

welcome to

Leahurst Court, Leahurst Court Road, Brighton

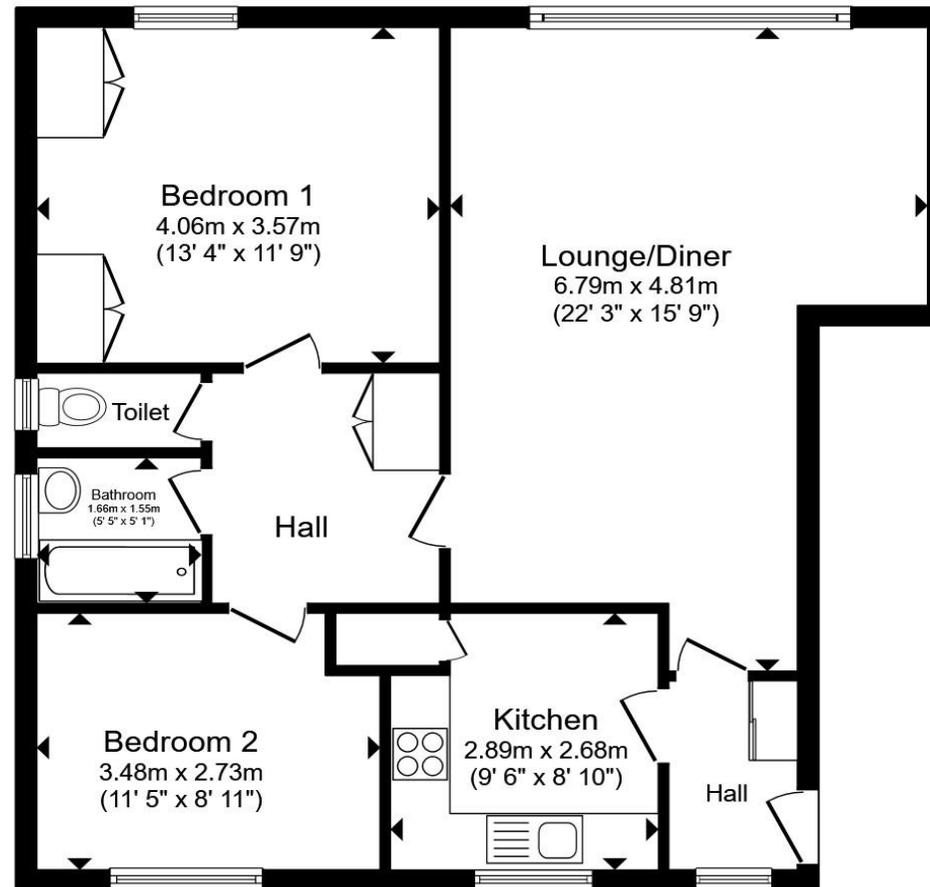
Well-presented second-floor apartment in Leahurst Court with two double bedrooms, fully fitted kitchen, bathroom and separate WC. Offered with no onward chain, share of freehold and a private garage. Moments from Preston Park Station.



A well-presented second-floor apartment in the ever-desirable Leahurst Court, offered with no onward chain and a coveted share of freehold. Beautifully presented throughout, the property features two well-proportioned double bedrooms, a separate kitchen, contemporary bathroom and separate WC.

This purpose-built development is exceptionally well-maintained and includes the rare advantage of a private garage—ideal for storage or secure parking.

Perfectly positioned for city commuters, Preston Park Station is just moments away, placing fast London connections within easy reach. A superb opportunity for those seeking space, convenience and long-term value in a prime Brighton setting.



Total floor area 72.4 m² (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- SECOND FLOOR PURPOSE BUILT APARTMENT
- PRIVATE GARAGE
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- FULLY FITTED KITCHEN
- BATHROOM & SEPARATE WC
- CLOSE TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: Awaiting

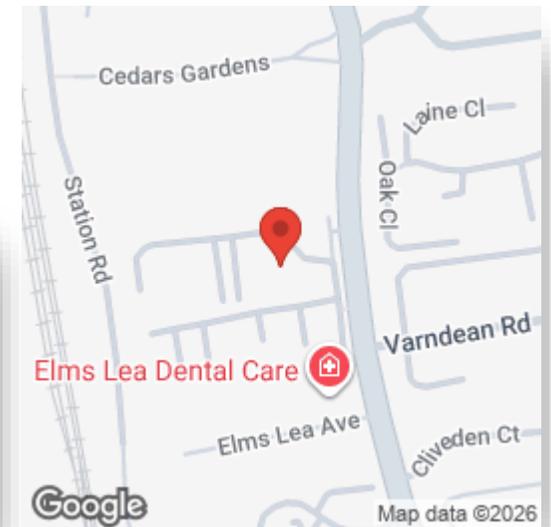
Council Tax Band: C Service Charge: 2788.48

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 162 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106843



Property Ref:
PRP106843 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk