



London Road, Brighton

Guide Price
£350,000
Leasehold

- THREE DOUBLE BEDROOMS
- PRIVATE BALCONY
- SOUTH FACING LOUNGE
- TOP FLOOR FLAT
- OFF STREET PARKING
- LIFT IN BUILDING

Robert Luff & Co are delighted to bring to market this spacious three bedroom apartment situated on the top floor of this Art Deco building. Withdean Court is a short walk away from Preston Park; which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches and two basketball courts. Preston Park mainline railway station is within 0.3 miles away which would make this property ideal for a commuter. London Road with its shops, restaurants and cafes is within easy access along with Brighton city centre, Brighton seafront and Brighton mainline station via local bus transport.

Accommodation offers; South facing living room, separate kitchen, three double bedrooms, a bathroom and a separate WC. Other benefits include; off street parking, a long lease and a communal lift in the building.

T: 01273 921133 E:
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Accommodation

Hallway

Engineered wooden floor. Built in storage.

Living Room 14'7" x 13'1" (4.45m x 3.99m)

South facing. Engineered wooden flooring. Wall mounted radiator. Cornicing.

Kitchen 14'6" x 8'7" (4.42m x 2.62m)

A range of base and wall units. Integrated sink. Space for fridge/freezer, washing machine and tumble dryer. Extractor fan. Vinyl flooring. Door leading to balcony.

Balcony

Private balcony with space for seating.

Bedroom One 13'1" x 11'7" (3.99m x 3.54m)

Carpet. Wall mounted radiator. Cornicing. Window.

Bedroom Two 12'7" x 11'6" (3.84m x 3.51m)

Carpet. Wall mounted radiator. Built in storage. Dual aspect window.

Bedroom Three 11'2" x 8'9" (3.42m x 2.68m)

Carpet. Wall mounted radiator. Window.

Bathroom

Karndean tiled flooring. Roll top bath. Walk in shower. WC. Basin set in vanity unit. Victorian style radiator. Window.

Separate WC

WC. Tiled flooring. Wall mounted radiator. Window.

Agents Notes

Tenure: Leasehold 154 Years Remaining

Service Charge: £1,848 Per Annum

Ground Rent: £75 Per Annum

Council Tax Band: C

EPC Rating: D



28 Blatchington Road, Hove, East Sussex, BN3 3YU

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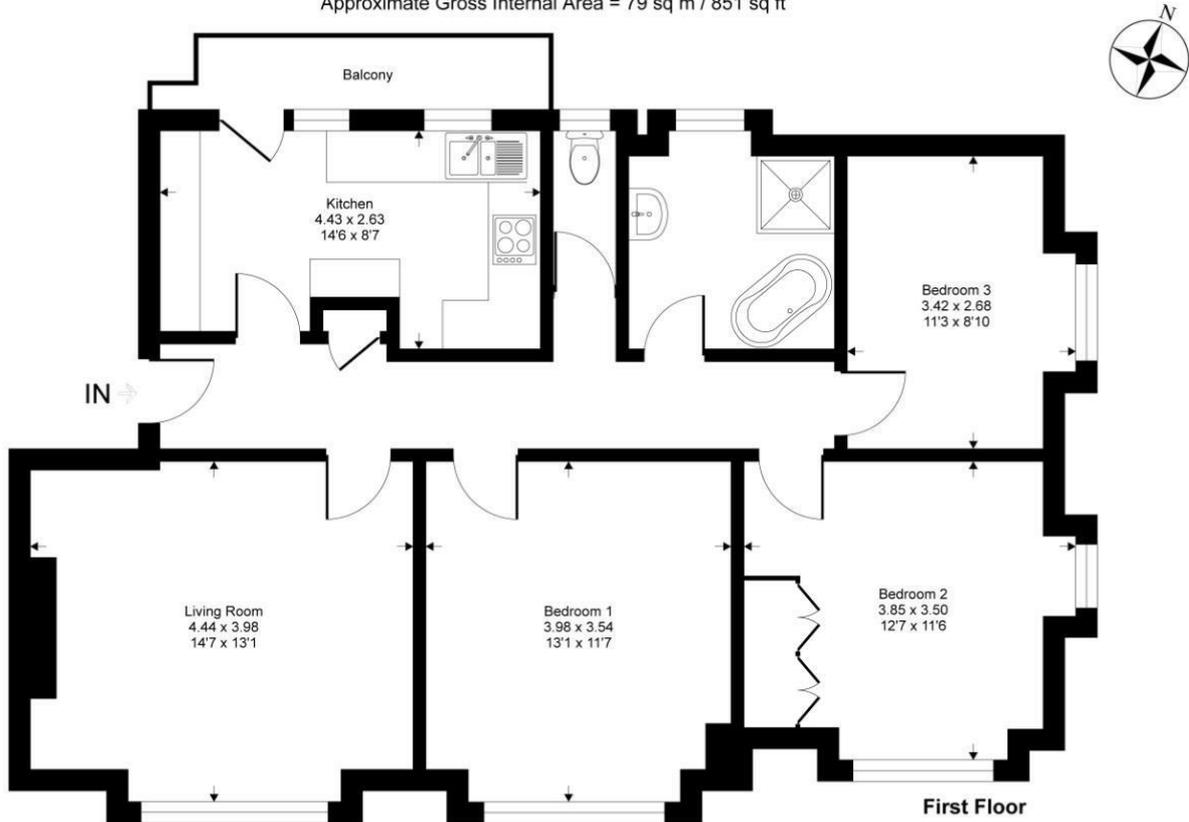
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Withdean Court, BN1

Approximate Gross Internal Area = 79 sq m / 851 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	69
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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