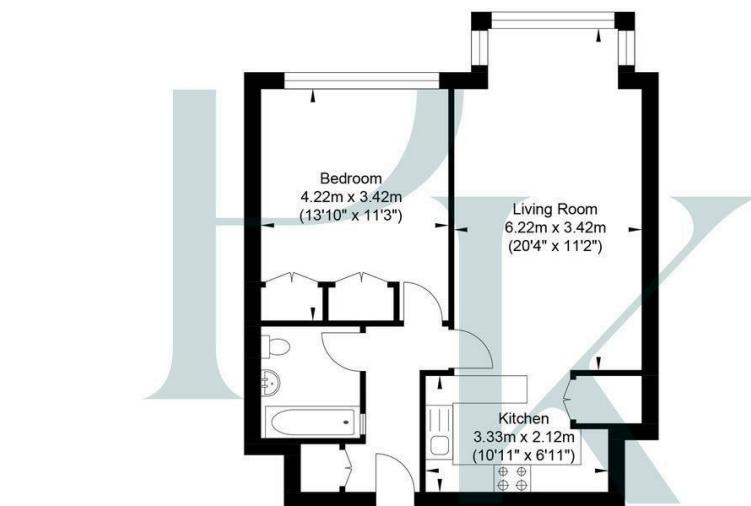




London Road, Brighton, Patcham BN1 8QS

Offers over £190,000 - Leasehold - Share of Freehold

## London Road



Third Floor  
Approximate Floor Area  
559.72 sq ft  
(52.0 sq m)

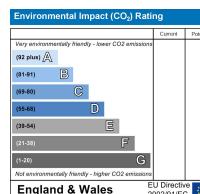
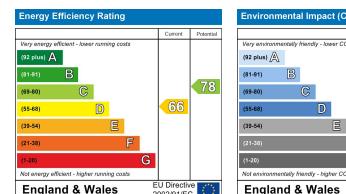


Approximate Gross Internal Area = 52.0 sq m / 559.72 sq ft

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

### Council Tax: B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Offered to the market with a share of freehold and being sold with no-ongoing chain, this top floor (third floor) purpose-built apartment presents an excellent opportunity for both first time buyers and investors. Situated within a popular and established development, the property enjoys a bright and elevated position along with the convenience of a passenger lift servicing all floors.

The property benefits from residents' parking, providing valuable off-road parking within the development which is a practical and sought-after advantage in this location. The building is surrounded by well-kept communal gardens, offering attractive outdoor space for residents, and forms part of a well-managed block.

Perfectly positioned close to Preston Park railway station, the apartment is ideal for commuters, while nearby Patcham Village offers a range of local shops, cafés and everyday amenities. There is also easy access to the A23 road and A27 road, making travel both locally and further afield straightforward.

A superb opportunity to secure a well located apartment in a convenient and popular residential area.

### Pearson Keehan

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