



24 Mandalay Court, London Road, Patcham, Brighton BN1 8QU

**Spencer
& Leigh**

24 Mandalay Court, London Road,
Patcham, Brighton BN1 8QU

Price £180,000 - Leasehold

- Popular purpose built block
- Modern fitted kitchen/breakfast room
- Two double bedrooms
- 17' Living room
- Well presented throughout
- Cash buyer/investors only
- Lease length is circa 52 yrs.
- Close to local amenities
- Balcony with views over park
- Exclusive to Spencer & Leigh

CASH BUYERS/INVESTORS ONLY

Directly overlooking Withdean park is this spacious two bedroom purpose built flat with a balcony. The price we are asking is reflective of the short remaining lease term of approximately 52 years and therefore we are inviting cash buyers only. The property is considered to be in fair condition having a modern fitted kitchen and bathroom with a white suite along with a separate cloakroom. We currently have flats let in this development with prices ranging from £900 - £1,000 PCM depending on the condition, making this an ideal investment purchase. Other points worthy of a mention include a passenger lift accessing all floors and residents parking. We are advised by the seller that the current remaining lease term is approx 52 years remaining and we await details of the terms and required premium to extend from the managing agents. Viewing highly recommended. Exclusive to Spencer & Leigh.



Mandalay Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M&S food, Next and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Living room
17'1" x 10'8"

Bedroom
15'11" x 10'11"

Bedroom
12'5" x 8'4"

Kitchen
11'3" x 10'11"

Separate WC/Cloakroom

Bathroom

Balcony



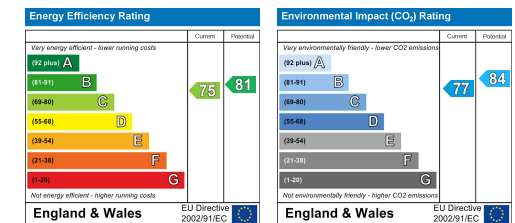
Starting out at the office of Spencer & Leigh
108 Old London Road, Patcham

Turn left onto the A23

At roundabout take the 2nd exit onto
the A23 (signposted Town centre)

Finish on Mandalay Court, London
Road

Council:- Brighton & Hove Council
Council Tax Band:-

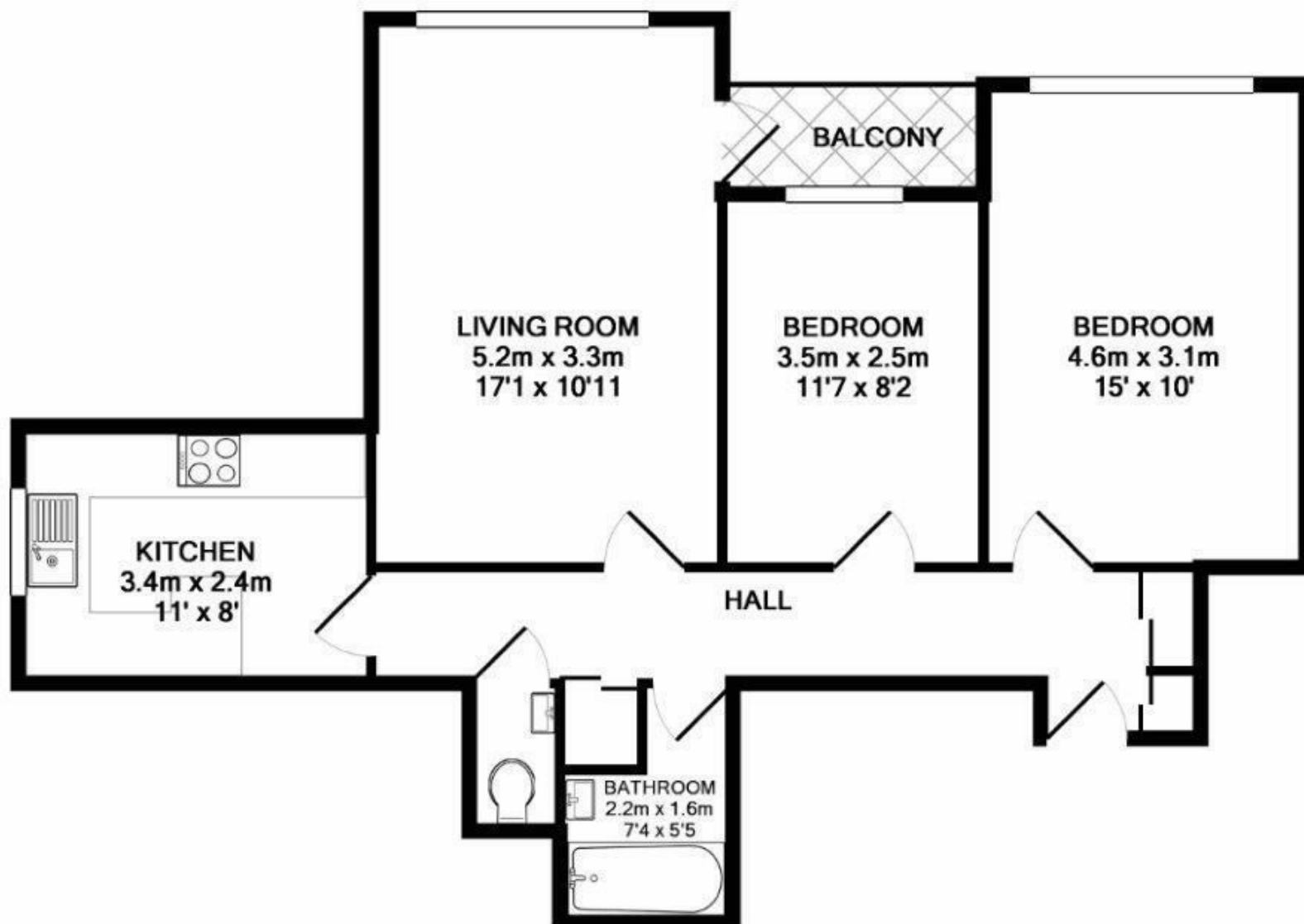


Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

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TOTAL APPROX. FLOOR AREA 62.6 SQ.M. (674 SQ.FT.)

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