



4 The Priory, London Road, Brighton, BN1 8QS

Spencer  
& Leigh



## 4 The Priory, London Road, Brighton, BN1 8QS

Guide Price £250,000 - Leasehold

- Popular purpose built block
- Two good size bedrooms
- Positioned on the ground floor
- Built in wardrobes to both bedrooms
- 20' Living room
- 14' Kitchen with space for appliances
- Extended lease
- No onward chain
- Garage
- Exclusive to Spencer & Leigh

GUIDE PRICE £250,000-£260,000

Positioned on the ground floor of this popular residential block with the benefit of an extended lease is this spacious apartment. The accommodation comprises of a 20' Living room; 14' kitchen with space for appliances; two double bedrooms both with fitted cupboards; and a bathroom with separate WC. Whilst requiring some modernisation this home offers good sized accommodation with the added benefit of a garage within a block at the rear. The location is considered to be very good with easy access to local amenities, road networks and walking distance to both Preston Park & Preston Park Railway station. Conveniently the property is being sold with no onward chain.



The Priory is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries.



Communal entrance hall

Entrance hallway  
25'6 x 7'1

Living room  
20'3 x 11'8

Kitchen  
14'7 x 6'10

Bedroom  
14'7 x 11'7

Bedroom  
14'7 x 7'1

Bathroom  
6'3 x 5'9

WC

OUTSIDE

Garage

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](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
108 Old London Road, Patcham Old  
Village, Brighton, BN1 8YA

Turn left onto the A23

Travel a short way along the London  
Road and before the roundabout

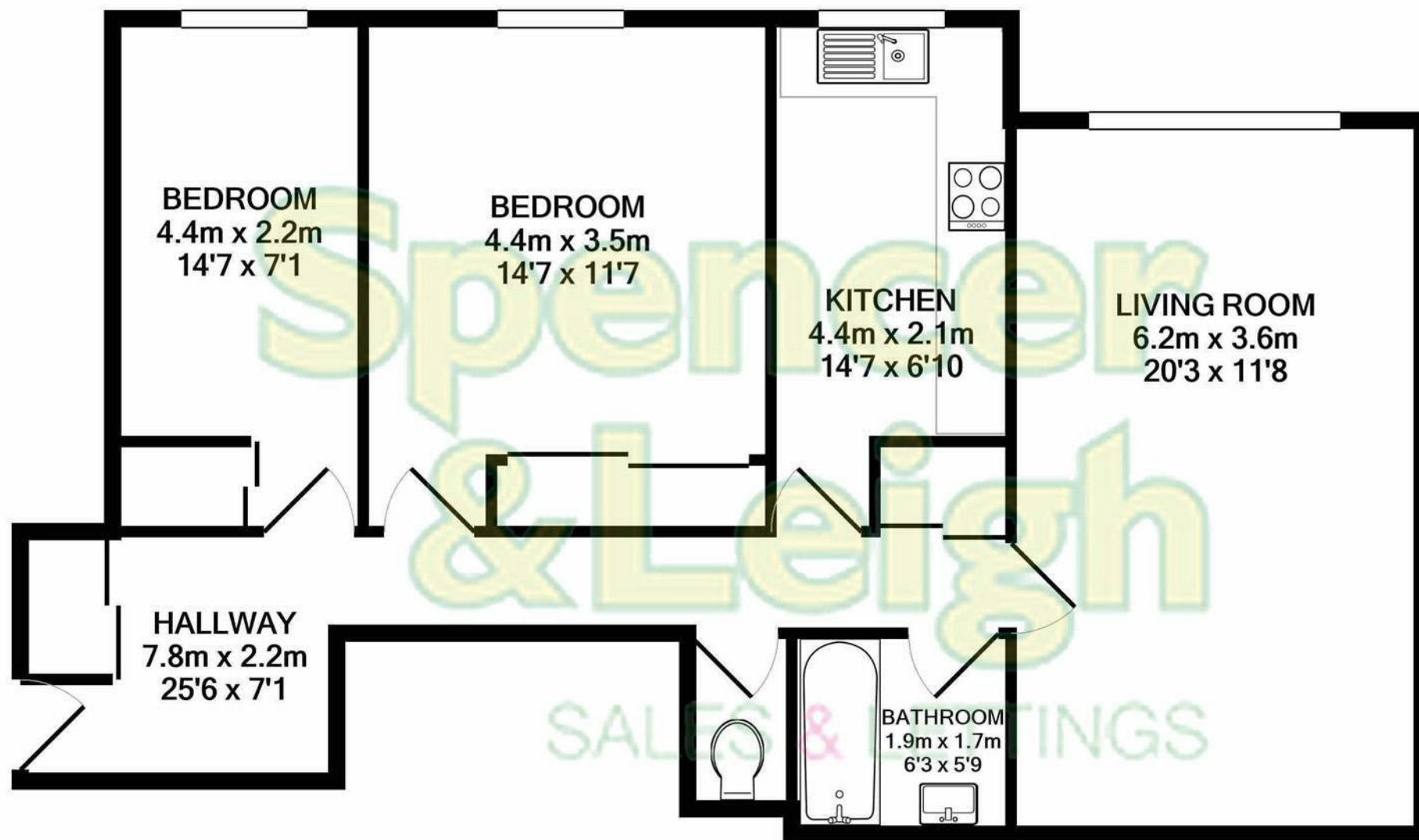
Turn right into The Priory

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 72.3 SQ.M. (778 SQ.FT.)

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