



Homeleigh, London Road, Patcham, Brighton, BN1 8QA

welcome to

Homeleigh, London Road, Patcham, Brighton

Stylish ground floor apartment in sought-after Patcham, featuring a bright open-plan living space with floor-to-ceiling windows and Juliet balcony, double bedroom, modern bathroom, allocated parking and attractive communal gardens.

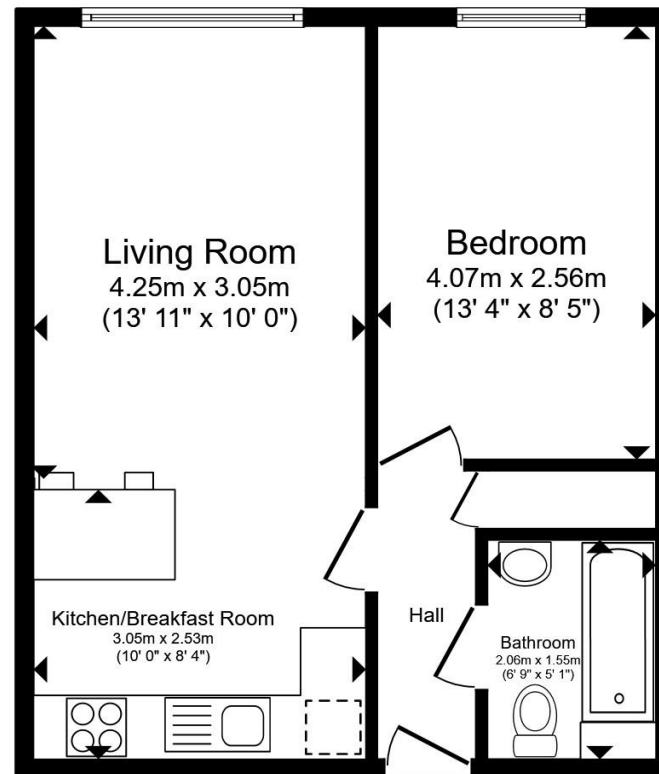


Positioned within a well-maintained and highly regarded development in sought-after Patcham, this stylish ground floor apartment presents an exceptional opportunity for first-time buyers and downsizers.

A welcoming entrance hall provides useful built-in storage for coats and everyday essentials, setting the tone for the well-planned accommodation beyond. The generous double bedroom has ample room for additional furnishings, creating a comfortable and restful retreat. Opposite, the contemporary bathroom is elegantly appointed with a full-size bath and shower above, heated towel rail, vanity mirror and sleek wash basin with integrated storage.

The heart of the home is the impressive open-plan living space, designed for modern lifestyles and effortless entertaining. Floor-to-ceiling glazing floods the room with natural light, while French doors open to a Juliet balcony, enhancing the bright and airy feel. The kitchen is thoughtfully arranged with an excellent range of cabinetry, extensive work surfaces, tiled splashbacks, breakfast bar seating and dedicated space for appliances.

Residents of Homeleigh benefit from beautifully maintained communal gardens, offering attractive green surroundings, while the apartment also enjoys an allocated parking space and additional visitor parking.



Total floor area 39.3 m² (423 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

welcome to Homeleigh, London Road, Patcham, Brighton

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- OPEN-PLAN KITCHEN/LIVING AREA
- JULIETBALCONY
- ALLOCATED PARKING SPACE & VISITORS BAYS
- EASY ACCESS TO A23/A27 ROAD NETWORK AND GATWICK AIRPORT
- FANTASTIC TRANSPORT LINKS INTO BRIGHTON

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1079.03

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106964



Property Ref:
PRP106964 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk