



, London Road, Preston, Brighton BN1 6RN

**Spencer  
& Leigh**

, London Road,  
Preston, Brighton BN1 6RN

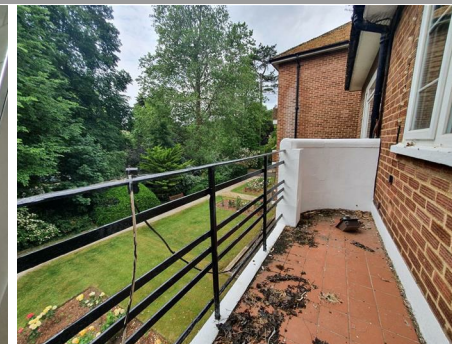
£1,200 Per Month -

- Spacious two bedroom flat
- Private South facing balcony
- Prime second floor position
- Lounge/dining room
- Modern fitted kitchen
- White bathroom suite
- GCH & double glazing
- Well presented interior
- Communal gardens and parking
- Available immediately, unfurnished

The Art Deco appearance and well maintained communal gardens of Withdean Court never fail to impress and we are sure that this two bedroom flat will match that standard. Having a beautiful Southerly aspect, this well maintained balcony flat features a good size lounge with ample space for a dining room, a modern fitted kitchen with integrated oven and plenty of appliance space along with a white bathroom suite. Unusually, both of the bedrooms are good size doubles. This unfurnished flat is available to move into immediately and has the benefit of gas fired central heating and double glazed windows. Preston Park with it's open green spaces and mainline railway station is within walking distance. If after viewing our video tour you wish to take a look, contact us immediately as we don't expect this flat to hang about!



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Entrance hall

Living room  
15'6 x 14'8

Balcony

Kitchen  
7'10 x 6'11

Balcony

Master bedroom  
12'3 x 12'

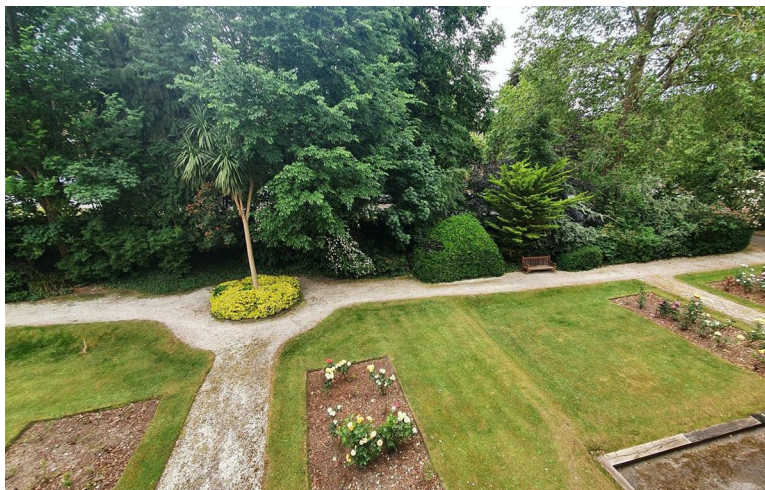
Bathroom  
9'3 x 5'9

Bedroom two  
11'11 x 10'6

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)



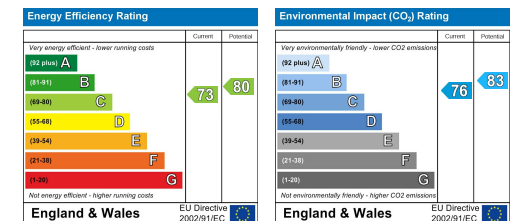
Starting out at Spencer & Leigh  
108 Old London Road, Patcham

Turn left onto the A23

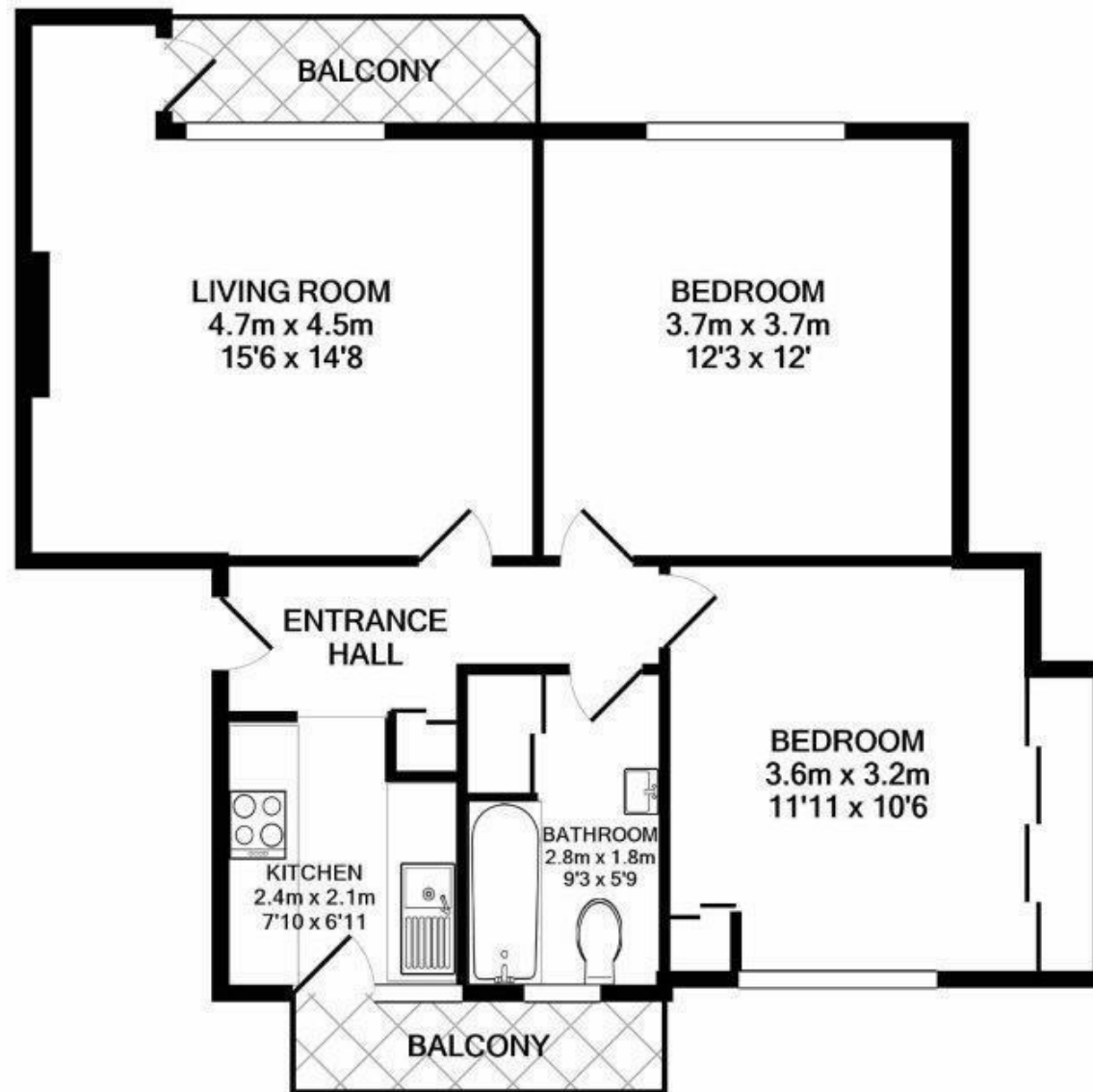
At roundabout take the 2nd exit onto  
the A23 (signposted Town centre)

Turn left onto Varndean Road

Council:-  
Council Tax Band:-



Spencer  
& Leigh



TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)  
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