



22 Leahurst Court, Leahurst Court Road, Brighton, BN1 6UL

Spencer  
& Leigh



22 Leahurst Court, Leahurst Court Road,  
Brighton, BN1 6UL

Offers In Excess Of £280,000 - Leasehold -  
Share of Freehold

- Spacious second floor flat
- Two double bedrooms
- 17' Living/dining room
- 16' Kitchen/breakfast room
- Potential to add your own stamp
- Long lease
- Excellent location having easy access to Preston Park station
- No onward chain
- Communal gardens & parking
- Exclusive to Spencer & Leigh

This large second floor flat offers very good size rooms and has the added benefit of no onward chain. We particularly love the 17' lounge/diner with its open feel and plenty of natural light. Unusually this property offers two double bedrooms and a 16' kitchen/breakfast room. Whilst requiring some modernisation the accommodation offers a good size blank canvas. Particular interest to most buyers will be the extended lease offering plenty of future security. Leahurst Court is an exclusive development within walking distance of Preston Park and it's mainline railway station. Book your viewing with Spencer & Leigh.



Leahurst Court is located in an easily accessible location close to the main London Road being the major route in and out of the city of Brighton. Preston Park mainline railway station is a short walk away and Brighton Station is a brief bus journey.



Communal entrance  
Stairs rising to all floors  
Entrance hallway

Living room  
17'11 x 11'8

Kitchen  
16' x 11'9

Bedroom  
12'1 x 11'3

Bedroom  
11'9 x 9'1

Bathroom

OUTSIDE

Communal gardens

Communal parking

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,  
Brighton, BN1 8YA

Head northwest on Old London Road  
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23

Go through 1 roundabout

Turn right onto Leahurst Court Road

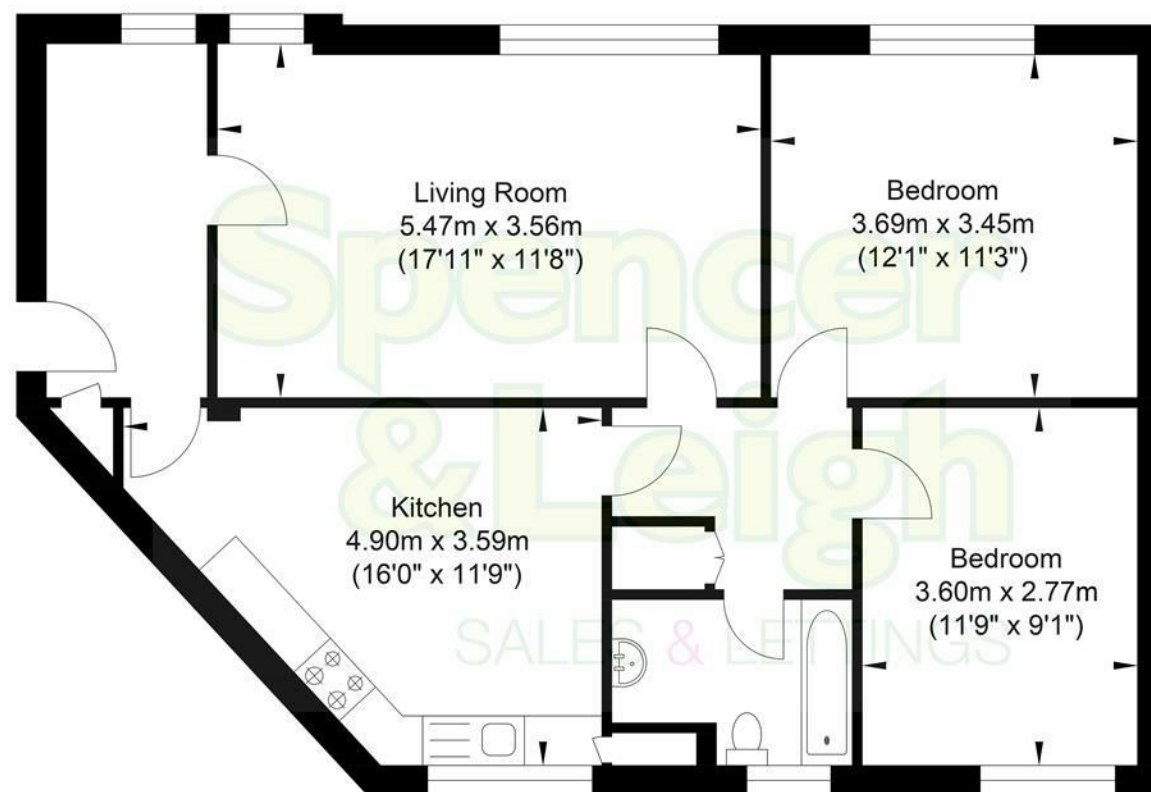
Council:- BHCC  
Council Tax Band:- B

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>	70	79
(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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& Leigh**



# Leahurst Court



Approximate Floor Area  
782.53 sq ft  
(72.70 sq m)

Approximate Gross Internal Area = 72.70 sq m / 782.53 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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