



FFF, 51 Warleigh Road, Preston Circus, Brighton, BN1 4NS

Spencer
& Leigh



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Offers In Excess Of £250,000 - Leasehold - Share of Freehold

- Spacious converted apartment
- One double bedroom
- Access to loft space
- Share in the freehold with low outgoings and long lease
- Popular residential location
- Vendor suited
- Great Transport Links Via Brighton & London road Station
- High Ceilings and Period Features
- Internal inspection considered essential
- Exclusive to Spencer & Leigh

Set in the vibrant Preston Circus area of Brighton, this charming first-floor flat offers a delightful living experience in a highly sought-after location. Spanning an impressive 543 square feet, the property features a well-proportioned reception room that provides a welcoming space for relaxation and entertainment. The flat comprises one comfortable bedroom and a modern bathroom, making it an ideal choice for individuals or couples seeking a cosy yet spacious home.

The property is well presented throughout. Its top-floor position ensures an abundance of natural light, creating a warm and inviting atmosphere. The flat is part of a building that benefits from a share of the freehold, providing added security and peace of mind for future owners.

Situated in the popular Preston Circus area, residents will enjoy excellent access to local amenities, including shops, cafes, and parks. Furthermore, the proximity to train stations makes commuting to nearby cities and towns both convenient and efficient.

This flat is a perfect opportunity for those looking to invest in a vibrant community while enjoying the comforts of a well-maintained home. The vendor is moving on to her next adventure, presenting a wonderful chance for new owners to make this delightful property their own. Don't miss the opportunity to view this lovely flat in one of Brighton's most desirable locations.



Warleigh Road is in a good position for access to the surrounding countryside and well as being close to all the attractions offered in Brighton town centre. The Fiveways location is great and convenient for independent local shopping including butchers, green grocers, local coffee shops and bars. The area has good transport connections with a bus stop close by to take you into central Brighton and train stations within a fifteen minute walk.



Communal Entrance

Stairs rising to First Floor

Entrance

Entrance Hallway

Living Room
15'11 x 12'1

Kitchen
10'4 x 10'4

Bedroom
12' x 10'5

Bathroom

Property Information

981 years remaining on the lease

Service Charge - £432.00 p/a

Zero Ground Rent

Council Tax Band A: £1,719.63 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Restricted on street parking - Zone J

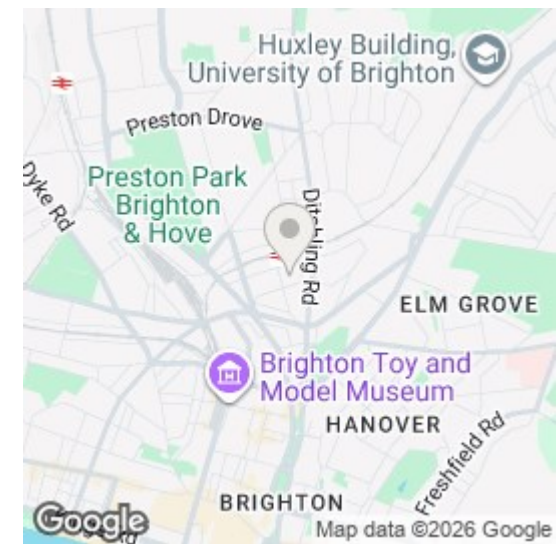
Broadband: Standard 3 Mbps, Superfast 80 Mbps available
(OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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.

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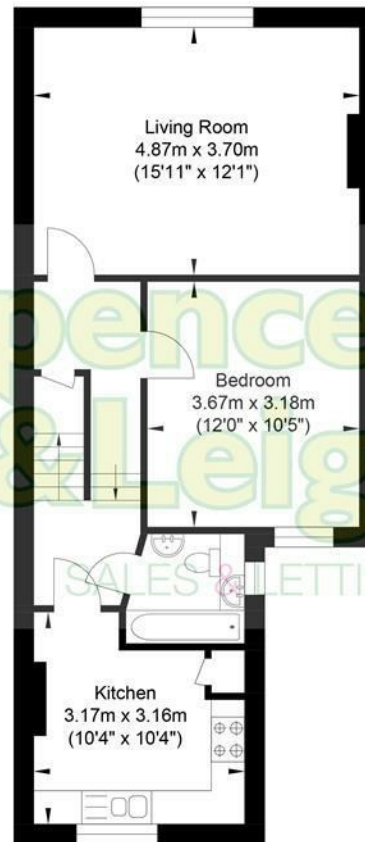
Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Warleigh Road



First Floor
Approximate Floor Area
543.36 sq ft
(50.48 sq m)



Approximate Gross Internal Area = 50.48 sq m / 543.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.