

**Spencer
& Leigh**



11 Ladies Mile Court, Ladies Mile Road, Patcham Village, Brighton BN1 8QN

**11 Ladies Mile Court, Ladies Mile Road,
Patcham Village, Brighton BN1 8QN**

Price £239,000 - Leasehold

- Spacious first floor retirement apartment with lift
- Two good size bedrooms
- Master bedroom with en-suite shower room
- 19' Lounge dining room
- Fitted kitchen with space for appliances
- Fitted bathroom suite
- Well kept communal gardens
- Parking available on a first come, first served basis
- Central Village location
- Long lease & no ongoing chain

Situated in the very heart of Patcham Village is this spacious two bedroom retirement apartment located in a desirable position on the first floor with lift access. Benefiting from immediate possession and no ongoing chain, the apartment boasts parking on a first come, first served basis and well kept communal gardens. The property features a bright 19' lounge dining room with access to the fitted kitchen that has spaces for all usual appliances. The master bedroom measures 13' with built-in storage and an en-suite shower room/WC. The second bedroom also has the benefit of built-in storage. The main bathroom is located off the entrance hall and has a bath, hand wash basin and low level WC. Ladies Mile Court boasts a secure environment for all occupants with an Estate Manager and an emergency alarm system throughout the property. WE LOVE the bright Westery aspect this larger than average two bedroom apartment boasts. Viewing is highly recommended by the Vendor's chosen agent, Spencer & Leigh.



Ladies Mile Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good transport links within walking distance with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Next and Asda Superstore.



Entrance hall

Lounge/dining room
19'9 x 10'9

Kitchen
9'11 x 6'7

Bedroom
13'6 x 9'3

En-suite

Bedroom
12'2 x 7'3

Bathroom

OUTSIDE

Parking
First come, first served

Communal gardens



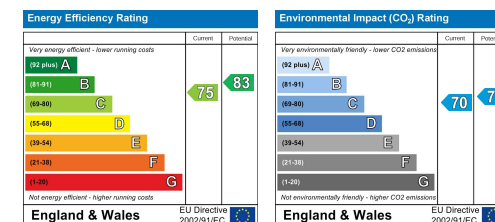
Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton, East Sussex, BN1 8YA

Turn left and continue along the road, towards Ladies' Mile Road

Turn left at the junction of Ladies' Mile Road

Continue up the hill for 1 minute.

Ladies Mile Court is on your left.



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

**Spencer
& Leigh**

Approximate Gross Internal Area
681 sq ft / 63.3 sq m

