

Spencer
& Leigh



44 Meadway Court, Southwick, Brighton, BN42 4SL

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Price £265,000 - Leasehold

- Spacious purpose built flat on level ground
- Two generous double bedrooms
- Bright living/dining room
- Modern white fitted kitchen
- Separate utility room off kitchen
- Modern family bathroom/ WC
- Garage in nearby compound
- Communal gardens and parking
- Long remaining lease term
- Immaculate condition, viewing recommended

Located on level ground surrounded by communal gardens with residents parking and a garage is this purpose built first floor apartment with a long remaining lease term. The property features two spacious double bedrooms which both overlook the communal gardens with one of the bedrooms having a pleasant dual aspect.

When you approach the building there are well kept communal ways and gardens with stairs rising to the first floor. The communal hallway presents well and feels spacious and uncluttered. From here a private front door takes you into the apartment which is well presented and ready for you to simply move in and enjoy.

Arriving at the living room there is a large window bathing the space in natural light with plenty of space for sofa's and a dining table and chairs. Across the hallway is a modern fitted kitchen with built in appliances and conveniently an adjoining utility room perfect for housing domestic appliances and offering additional storage space.

Both the bedrooms are considered good size double rooms which is a rare find in most purpose built blocks, one having the advantage of pleasant dual aspect over the communal gardens. The bathroom is modern with tiled walls and a white fitted suite with over bath shower and screen. Outside there are well kept communal gardens and a garage located in a nearby compound.

Other points worthy of a mention include UPVC double glazed windows, gas fired central heating and a long remaining lease term. Viewing is highly recommended to fully appreciate this modern apartment which is ready for you to move in and enjoy, Exclusive to Spencer & Leigh.



This popular purpose built block is in a sought after location on this tree lined road, close to the Holmbush Shopping Centre with Next, Tesco & M&S. Shoreham College and Shoreham Academy are located towards the bottom of the lane with Glebe Primary school just around the corner. Links in and out of the city are close by with Southwick Train Station less than a mile away and bus stops located within Kingston Lane or either the coast road or Old Shoreham Road.



Communal Entrance
Stairs rising to all floors
Entrance

Entrance Hallway

Living Room
16'11 x 11'11

Kitchen
10'4 x 8'2

Utility Room
8'4 x 5'

Bedroom
13'9 x 11'11

Bedroom
11'10 x 10'5

Family Bathroom
7'10 x 6'10

OUTSIDE

Garage
14'5 x 7'6

Communal Gardens

Communal Parking

Property Information

934 years remaining on the lease

Service Charge - £1,950.00 p/a

Ground Rent - £150.00 p/a

Council Tax Band B (Adur): £1,971.72 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and un-restricted on street parking

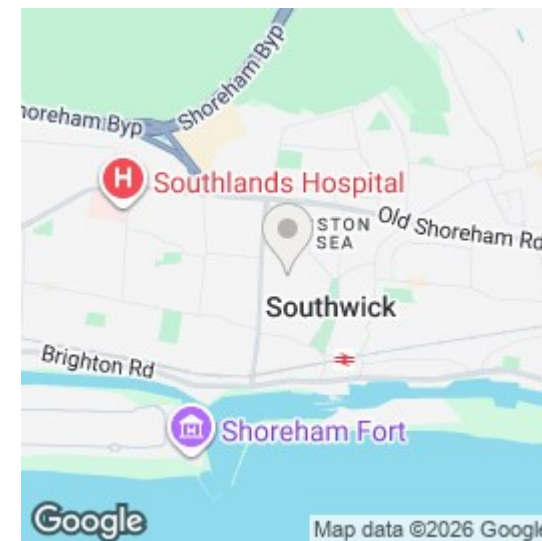
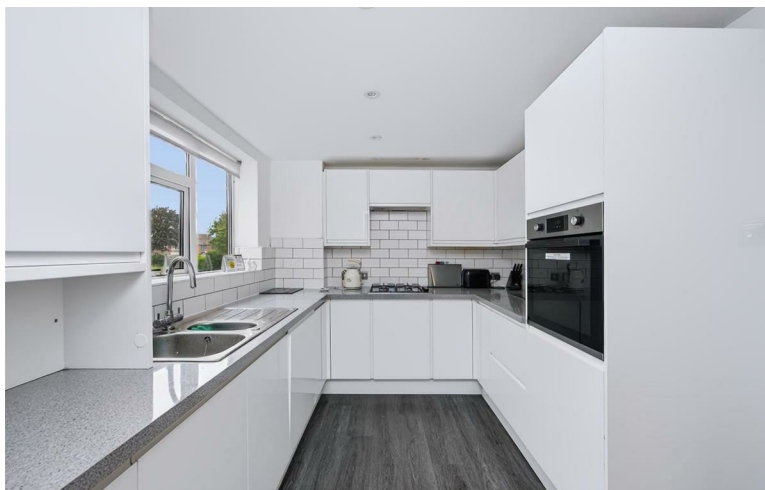
Broadband: Standard 16 Mbps, Superfast 56 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Adur
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Meadway Court



Garage
Approximate Floor Area
4.40m x 2.29m
(14'5" x 7'6")
108.50 sq ft
(10.08 sq m)

First Floor
Approximate Floor Area
5.15m x 3.64m
(16'11" x 11'11")
768.32 sq ft
(71.38 sq m)



Approximate Gross Internal Area (Excluding Garage) = 71.38 sq m / 768.32 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.