



Spencer & Leigh

80A Bonchurch Road, Brighton, BN2 3PH

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Price £219,950 - Leasehold

- Purpose built first floor apartment
- No ongoing chain
- Secure under croft parking with allocated space
- Generous living room with feature bay window
- White modern fitted kitchen with oven, hob and extractor
- White modern bathroom with over bath shower & screen
- Double bedroom with views over the rear of the building
- Secure cycle store
- Long remaining lease of 150 years unexpired
- Viewing highly recommended, Exclusive to Spencer & Leigh

Offered For Sale with no ongoing chain is this spacious first floor Purpose Built flat with with an allocated parking space, very rare in this location. This Lovely flat features a secure entry system providing an added level of security for residents. Entering the apartment you are greeted with a generous living room with feature bay window which overlooks the front of the property along with plenty of space for sofa's and a table and chairs. There is a modern kitchen with built in units and integrated cooking appliances ready for use. Overlooking the rear of the property is the double bedroom. There is a modern bathroom/WC with a white fitted suite and over bath shower with glazed screen. Outside there is under croft parking accessed via a remote controlled door leading to an allocated vehicle parking space and cycle store. The property features double glazed windows and modern electric heating. Another key point is the long remaining lease term of 150 years unexpired. Viewing is highly recommended by the owners exclusive agent Spencer & Leigh.



Neighbouring Hanover and Lewes Road with their many local shops and community pubs, this sought after location is ideally situated to enjoy the open green space of The Level and a regular bus service to and from the city.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Living Room
16'11 x 13'1

Kitchen
8'2 x 5'9

Bedroom
15'3 x 8'1

Bathroom
5'6 x 5'5

OUTSIDE

Under Croft Parking

Bike Storage

Property Information

150 years remaining on the lease

Service Charge - £1,218.34 p/a

Ground Rent Zero

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Electric, Mains water and sewerage

Parking: Under croft parking and restricted on street parking - Zone S

Broadband: Standard 12 Mbps, Superfast 80 Mbps. Ultrafast

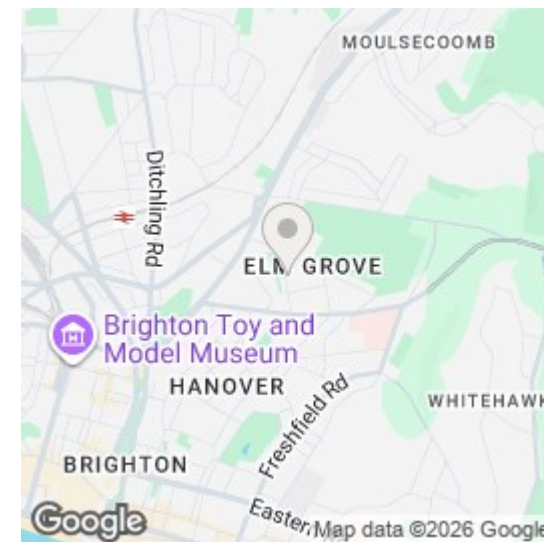
1800 Mbps available (OFCOM checker)

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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w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bonchurch Road



First Floor
Approximate Floor Area
390.62 sq ft
(36.29 sq m)

Approximate Gross Internal Area = 36.29 sq m / 390.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.