



20 Mandalay Court, London Road, Brighton, BN1 8QU

Spencer
& Leigh

20 Mandalay Court, London Road,
Brighton, BN1 8QU

£1,195 Per Calendar Month -

- Spacious apartment overlooking Withdean Park
- One double bedroom
- Generous lounge with space for a dining table
- White modern kitchen with some appliances
- Bathroom/WC
- Pleasant views
- Available early November, unfurnished
- Communal gardens
- Residents parking
- Lifts/stair access to all floors

ZERO DEPOSIT OPTION AVAILABLE - Directly overlooking Withdean Park, this spacious front facing apartment has one double bedroom and is available to let early November. Mandalay Court is a well kept purpose built block with well maintained communal gardens, residents parking, secure entry system and lift access to all floors. The apartment has a spacious living room with large double glazed windows overlooking the park with enough space for sofa's and a dining table. There is a good size double bedroom also overlooking the park with large double glazed windows. Like the other rooms the kitchen also has a view of the park. The bathroom is clean and functional. The accommodation is offered unfurnished. Residents parking on-site. Viewing is highly recommended. COUNCIL TAX - B



Mandalay Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M&S food and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Communal Entrance

Lift & stairs to all floors

Private Entrance & Hall

Living Room
15'10 x 11'

Kitchen
9'10 x 6'8

Bathroom
9'2 x 6'8

Bedroom
15'10 x 9'10

Communal Gardens

Residents Parking

Property Information

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

Utilities: Mains electric, water and sewerage

Parking: Communal parking for 1 car

Broadband: Standard 16 Mbps, Superfast 51 Mbps, Ultrafast 1800 Mbps (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



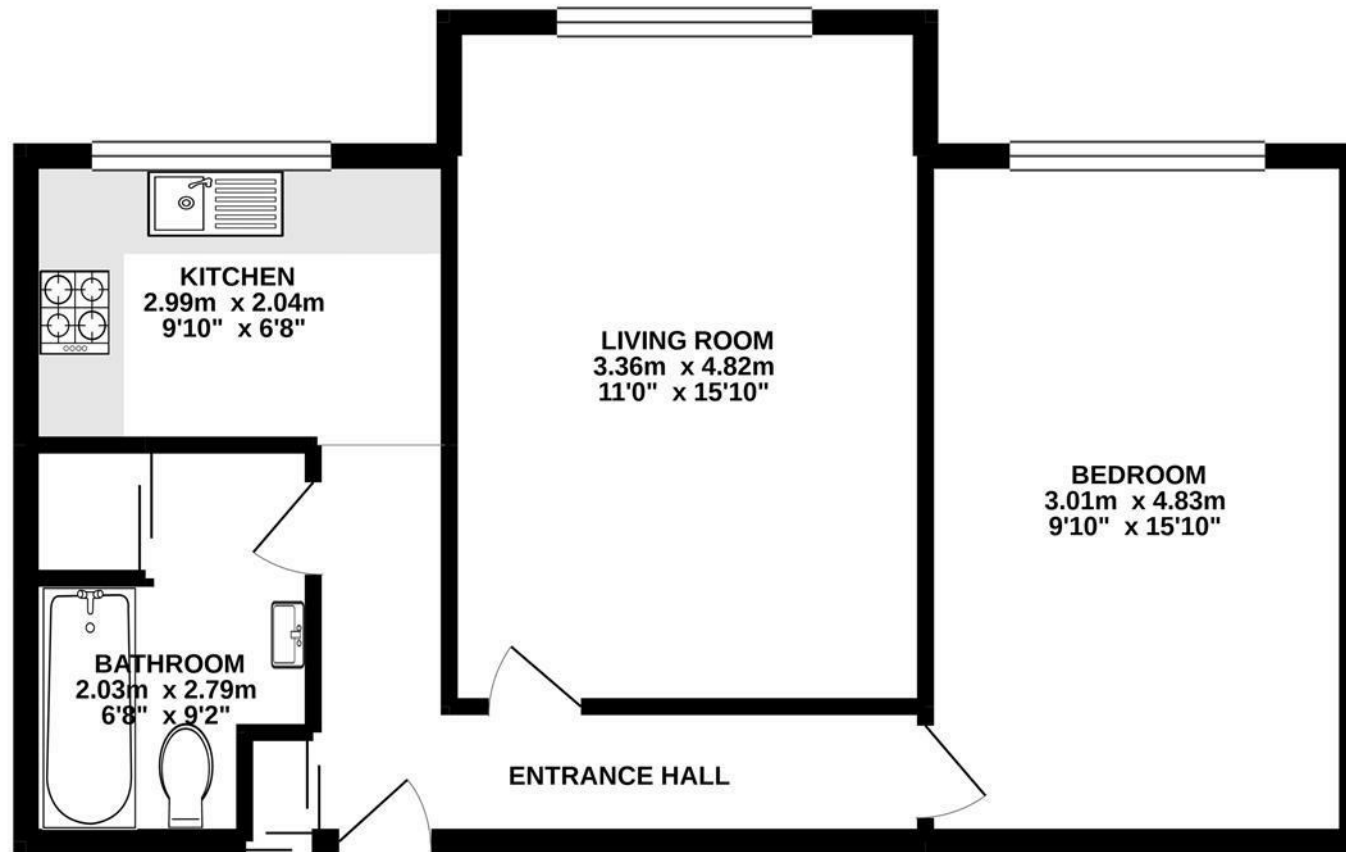
Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA : 48.4 sq.m. (521 sq.ft.) approx.
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