



London Road

Patcham

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Spacious 2-Bedroom Flat with Garage in the Excelsior Buildings – Near Withdean Park, Brighton

Set within the highly regarded Excelsior Buildings, just a stone's throw from the leafy grounds of Withdean Park, this spacious two-bedroom purpose-built flat offers a rare opportunity to acquire a well-located home with excellent potential and a valuable private garage and off-street parking space.

Located on the first floor with lift access, the flat is bright and generously proportioned throughout. The main living and dining area is filled with natural light thanks to large windows, and offers a versatile open space that would benefit from some cosmetic updating—providing the perfect blank canvas for a buyer to put their own stamp on it. The separate kitchen is fully functional but could be modernised or reconfigured to suit more contemporary tastes.

Both bedrooms are well-sized and quietly positioned, ideal for sharers, guests, or a home office setup. The standout feature internally is the modern, stylish bathroom, which has been recently updated to a high standard with contemporary fittings and a clean, neutral finish.

The property benefits from double glazing, gas central heating, and excellent built-in storage throughout.

Externally, the flat comes with a private garage—a rare and extremely valuable addition in this area—providing secure parking or useful storage space. Residents also enjoy access to well-kept communal gardens and secure entry to the building, all contributing to a peaceful and safe living environment.

Withdean is one of Brighton's most sought-after residential areas, known for its greenery, excellent transport links, and proximity to local amenities. Preston Park Station is within easy reach for direct trains to London, and the nearby A23/A27 provides fast access by car both into and out of the city. Local shops, parks, and leisure facilities are all within walking distance, while Brighton city centre and seafront are just a short drive or bus ride away.

Whether you're a first-time buyer looking for a property you can gradually update, someone looking to downsize without compromising on space or convenience, or an investor seeking strong rental appeal in a great location, this flat offers space, location, and potential in equal measure.

➤ **Guide Price** **£300,000**

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TOTAL FLOOR AREA:

792 sq. ft. (73 sq. m.) approx





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