

8 Acacia Court Herbert Road
Brighton, East Sussex BN1 6PB
Guide Price £300,000

DAVID&CO

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* * GUIDE PRICE £300,000 - £325,000 * * An opportunity to acquire this most attractive, bright, and airy apartment having been recently re-furbished and redecorated throughout, and situated in this sought after residential area on a prominent corner of Surrenden Road and Herbert Road. Situated on the first floor of this small purpose built block occupying the south west corner of the Acacia Court development. The accommodation comprises: entrance hall, bright south facing living room, the stylish modern kitchen is fitted with navy blue 'shaker style' units with a built in oven and hob, the generous main bedroom also enjoys a south facing aspect, and the 2nd bedroom which is also a double room has a built in wardrobe cupboard, and there is a modern bathroom with white suite. The flat also benefits from having a large 26'x11' garage (302sqft) with light and power, gas fired central heating, brand new double glazed windows and security entryphone system. * * VIEWING HIGHLY RECOMMENDED * * NO ONWARD CHAIN * *

Location
The location is fantastic, being just a 10-15 minute walk to Preston Park mainline railway station which provides direct access to Gatwick and London. the 65 acre Preston Park is just a short stroll away with its recreational facilities and is very popular with local residents, dog walkers and runners. Local shopping facilities are available in Preston Drove, Preston village and at Fiveways with its range of independent local shops, cafes and bars. There are numerous local schools nearby including the popular Balfour, Dorothy Stringer and Varndean schools campus and local bus services are available in Surrenden Road providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Communal Entrance Hall
Approached via a security entryphone system. Stairs leading to the first floor.

First Floor

Entrance Hall
Entryphone. Large meter cupboard. Airing cupboard with shelving and hot water tank.

Living Room 14'9" x 12'0" (4.52 x 3.66)
A good size living room enjoying a bright south facing aspect. Radiator. Large double glazed window to front. Door leading to:

Modern Kitchen 15'1" x 6'4" (4.62 x 1.95)
Newly installed kitchen fitted with a range of modern navy blue shaker style units with contrasting worktops with matching upstands comprising stainless steel single drainer sink unit with mixer tap with range of cupboards below. Built in 'Hotpoint' electric induction hob with 'Hotpoint' electric oven below. Cupboard housing 'Potterton' gas central heating boiler with storage space below. Range of matching wall cupboards and fitted stainless steel extractor hood. Space for breakfast table and chairs. Fitted spotlights. Double glazed window to front (south fcaing) and double glazed window to side (west facing).

Bedroom 1 14'9" x 10'0" (4.51 x 3.05)
A lovely main bedroom enjoying a bright south fcaing aspect. Radiator. Large double glazed window to front.

Bedroom 2 11'5" x 8'6" (3.50 x 2.60)
Built in wardrobe cupboard with hanging and storage space. Radiator. Double glazed window to side enjoying a bright west facing aspect.

Modern Bathroom
Newly installed modern bathroom fitted with a white suite comprising panelled bath with mixer taps and with fitted electric 'Triton' shower over with glass shower screen. Wash hand basin with mono tap and with cupboards below. Low level wc with concealed cistern. Chrome heated towel rail. Extractor fan.

Outside

Large Garage No.2 26'0" x 11'6" (7.94 x 3.51)
An exceptional size garage with 2.4m high ceiling and with sliding doors, offering 300sqft of useful storage space. Electric light and power. High level double glazed window.

Car Parking Spaces
A limited number of residents car parking spaces are situated at the rear of the block on a 'first come, first served basis'.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with a 975 year lease remaining and is being sold with a Share of the Freehold Title.

HALF YEARLY SERVICE CHARGE: March 2026 - September 2026 - £986.97

HALF YEARLY RESERVE FUND: March 2026 - September 2026 - £733.34

GROUND RENT: £0

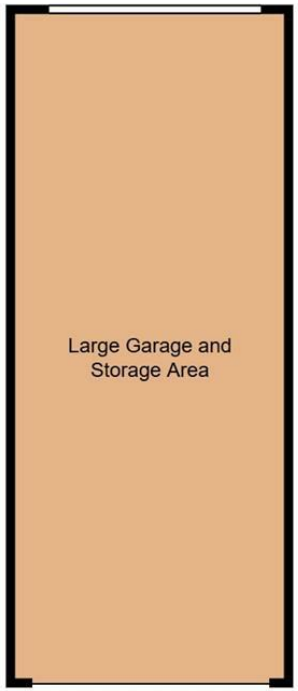
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.









Large Garage

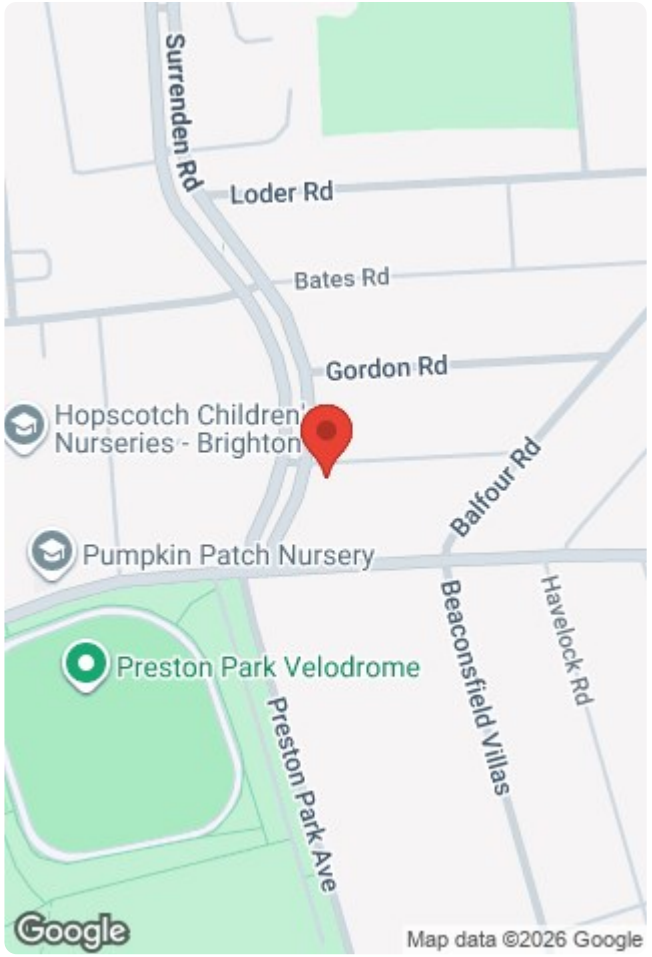
8.0m x 3.5m
28 sq m (302 sq ft)

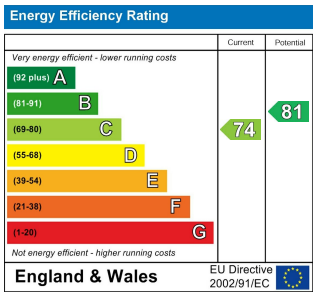


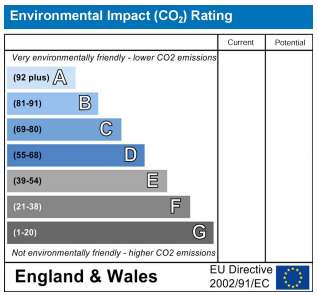
First Floor Flat

Total Area: 62.0 m² ... 667 ft² (excluding garage)

All measurements are approximate and for display purposes only.







APPROVED CODE
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The Property Ombudsman

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