

LEASEHOLD



Apartment (EPC Rating:)

**12 MANDALAY COURT LONDON ROAD,
PATCHAM, BRIGHTON, BN1 8QU**

Auction Guide

£190,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Guide Price £190,000+

A well-proportioned two-bedroom flat requiring renovation, offered with full and immediate vacant possession. The property comprises of two generous double bedrooms and a spacious lounge with access to a west-facing balcony, ideal for enjoying afternoon and evening sunshine.

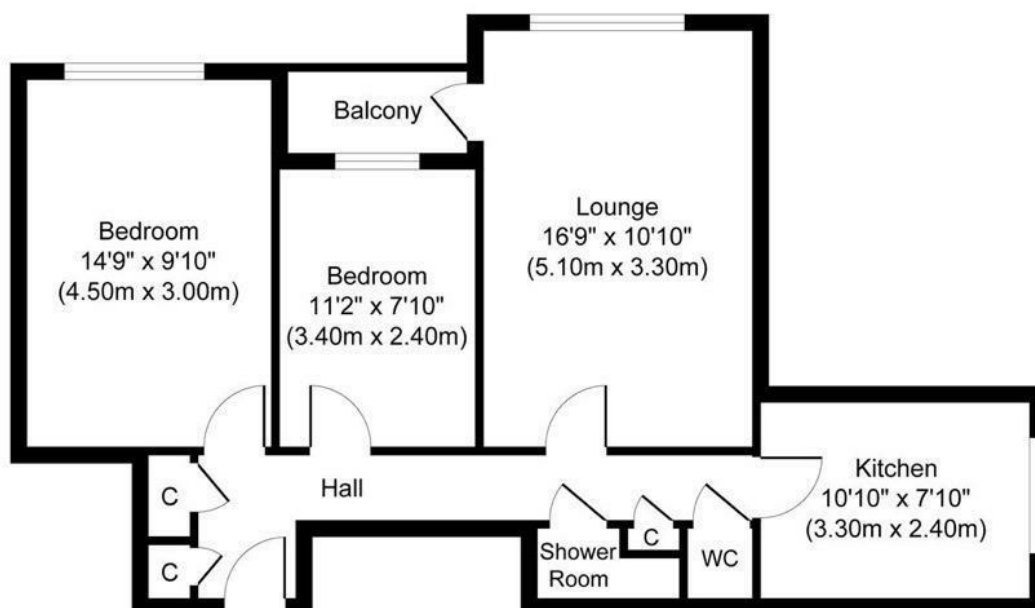
The flat also benefits from a good-sized kitchen, a separate WC, and a shower room. A further advantage is the inclusion of a private garage, providing useful parking or additional storage.

Situated on London Road, the property is surrounded by greenery, with parks located adjacent to the building and further along the road. The location is also well suited to commuters, with convenient access to the A23 and A27, providing straightforward connections to nearby towns and across the wider UK.

Years remaining on lease: 135

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.





Approximate Floor Area
627 sq. ft
(58.25 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

Energy Performance Graph

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

Call us on

01273 253000

auctions@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.