



69, Green Ridge, Brighton, BN1 5LU

Spencer  
& Leigh



69, Green Ridge,  
Brighton, BN1 5LU

£2,150 Per Calendar Month -

- Detached chalet bungalow
- Three good size bedrooms
- Ground floor shower room & first floor bathroom
- Kitchen/breakfast room
- Spacious lounge/dining room
- Conservatory overlooking rear garden
- Private driveway & garage
- West Facing rear garden
- Beautiful location
- Available Immediately

This spacious detached chalet bungalow occupies a beautiful location, being adjacent to The South Downs where sheep literally graze at the end of your garden! The property itself is available immediately on an unfurnished basis. Internally, there is a good size lounge/dining room which extends into a conservatory with a pleasant outlook of the rear garden. There is a generous kitchen, two double bedrooms and a shower room which make up the ground floor accommodation. The first floor is home to the master bedroom and a family bathroom. The established rear garden has a Westerly aspect and there is a garage and private driveway which provide off road parking and additional storage space. Viewing is highly recommended. COUNCIL TAX BAND: E



Green Ridge is considered a sought after residential road and runs adjacent to the South Downs. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.





Entrance hall  
19'7 x 6'8

Living room  
15'3 x 12'0

Kitchen  
10'11 x 10'8

Bedroom one  
19'9 x 11'7

Bathroom  
11'7 x 4'7

Bedroom two  
13'9 x 11'11

Bedroom three  
11'11 x 10'3

Downstairs shower room  
8'6 x 7'1

Conservatory  
16'7 x 7'8

Garage  
14'6 x 8'10

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](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove  
Council Tax Band:- E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Spencer & Leigh



Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.