



20, Fernwood Rise, Brighton, BN1 5EP

Spencer
& Leigh

20, Fernwood Rise,
Brighton, BN1 5EP

£2,150 Per Month -

- Detached chalet bungalow
- Three good size bedrooms
- Ground floor bathroom & first floor wet room
- Spacious lounge/dining room
- Modern fitted kitchen with appliances
- Well presented throughout
- Mature garden to three sides
- Beautiful panoramic views
- Private driveway & garage
- Available end of July, unfurnished

Offered to let on an unfurnished basis, this detached chalet bungalow has three good sized bedrooms and two bathrooms. The property features a modern stylish interior with smooth walls, ceilings with downlighting and wooden floors. There is a comfortable living/dining room with far reaching views along with a double glazed conservatory. The kitchen is fitted with modern, high gloss units and is open plan to the living/dining room. Also on the ground floor there are two double bedrooms along with the family bathroom. On the first floor is the spacious master bedroom with a stylish en-suite shower room. Outside the property features a private drive with a garage with garden to three sides. Other points worthy of a mention include panoramic views spanning the Downs to the i360 on Brighton seafront. Available at the end of July. Viewing is highly recommended. COUNCIL TAX - BAND E



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Fernwood Rise is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance porch leading into

Entrance hallway

Living/dining room/kitchen
24'8 x 18'1

Conservatory
24' x 5'1

Bedroom
12'3 x 10'6

Bedroom
12'2 x 8'11

Bathroom

Stairs rising to

Master bedroom
14'2 x 11'2

En-suite shower room

Front & side garden

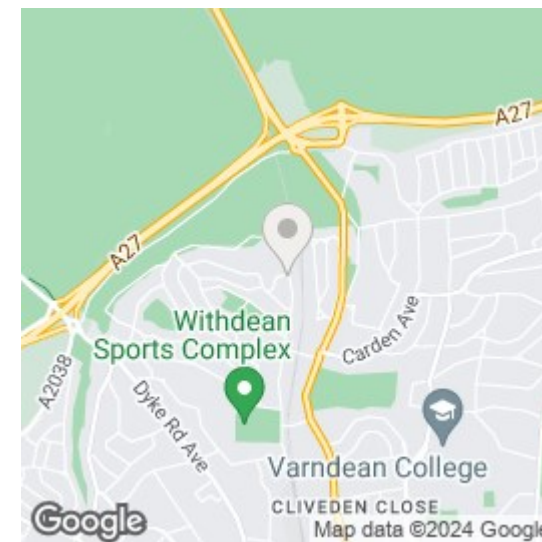
Rear garden

Private driveway & garage

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



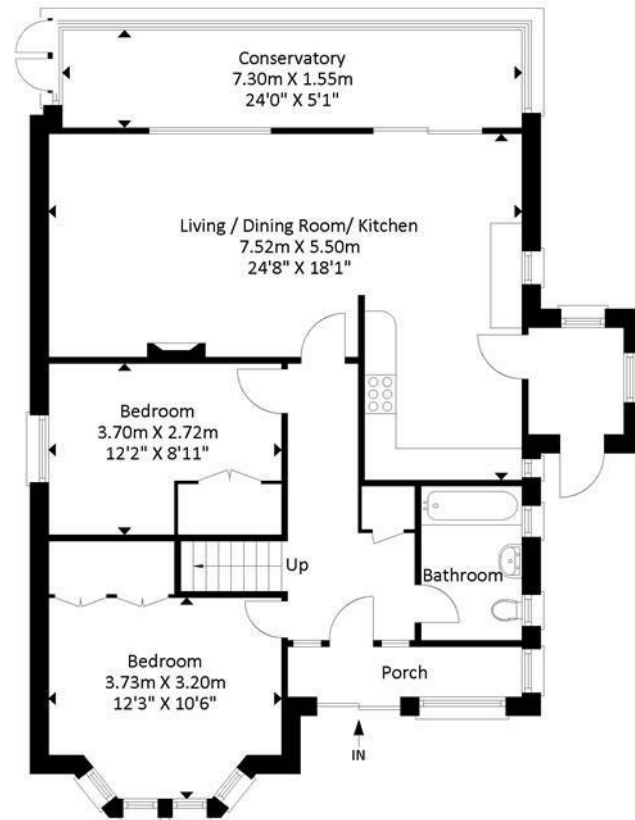
Council:- Brighton & Hove
Council Tax Band:- E

Energy Efficiency Rating

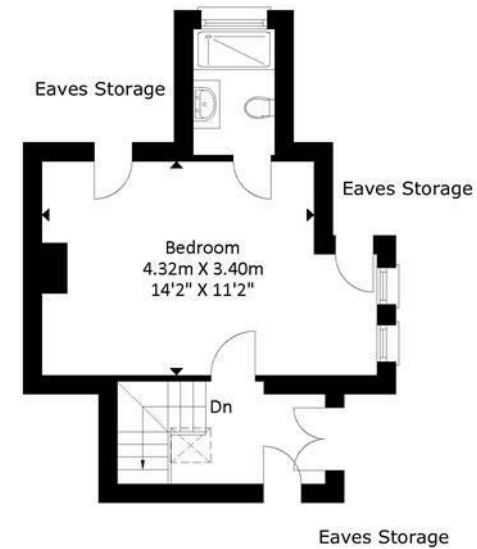
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Fernwood Rise



Ground Floor
Approximate Floor Area
935.38 sq ft
(86.90 sq m)



First Floor
Approximate Floor Area
269.09 sq ft
(25.00 sq m)

Approximate Gross Internal Area = 111.90 sq m / 1204.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT