

12 Monarchs View, Portslade, Brighton, BN41 2QG

Spencer
& Leigh



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Guide Price £325,000 - £350,000 Leasehold

- Built in 2006 is this end of terrace house
- Two double bedrooms
- Modern fitted bathroom
- Large fitted kitchen with gas hob and electric oven
- Spacious living room with dining area and access onto the rear garden
- Convenient downstairs cloakroom
- Large laid to lawn rear garden with patio seating area
- Private parking for one vehicle and visitors parking
- Elevated downland views, quiet cul-de-sac location
- Convenient for the 1X bus service into Brighton and Hove

GUIDE PRICE £325,000 - £350,000

Nestled in a large cul-de-sac just off Mile Oak Road, Portslade, this modern end of terrace house is a true gem waiting to be discovered. Built in 2006, this property boasts a spacious 865 sq ft of living space, perfect for those seeking comfort and style.

As you step inside, you are greeted by a large living room with a dining area, ideal for entertaining guests or simply relaxing after a long day. The large fitted kitchen has the benefit of a four ring gas hob and electric oven below with spaces for appliances and plenty of storage units and counter worktops, offering convenience and functionality.

This delightful house features two double bedrooms, providing ample space for guests, or even a home office. The modern fitted bathroom adds a touch of luxury to everyday living, while the downstairs cloakroom offers added convenience.

One of the highlights of this property is the laid to lawn garden and patio area, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the private parking space ensures that you never have to worry about finding a spot for your vehicle after a long day.

Don't miss the opportunity to make this house your home and experience the best of Brighton living. Book a viewing today and step into your future filled with comfort, style, and convenience.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance
 Entrance Hallway
 Living Room
 15'6 x 14'7
 Kitchen
 13'3 x 8'6
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 15'7 x 11'5
 Bedroom
 15'7 x 9'11

Family Bathroom
 OUTSIDE
 Rear Garden

Allocated Private Parking

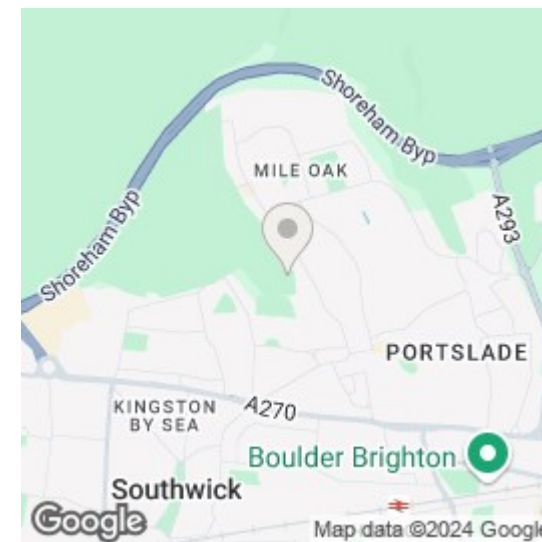
Property Information

Lease: approximately 105 years unexpired
 Ground Rent: £200 during the first 25 years of the term (up to March 2030) and then it doubles every 25 years.
 Service Charge: £48.98
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Allocated private parking and un-restricted on street parking
 Broadband: Standard 6Mbps, Superfast 59Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/Good coverage (OFCOM checker)

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.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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	

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GROUND FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(431 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(433 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.3 SQ.M. (865 SQ.FT.)

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