



30, Rustington Road, Brighton, BN1 8DQ

**Spencer
& Leigh**

30, Rustington Road,
Brighton, BN1 8DQ

£2,000 PCM -

- Spacious semi detached family house
- Four generous bedrooms
- En-suite bathroom & family bathroom.
- Dual aspect lounge dining room
- Modern fitted kitchen
- Ground floor bedroom with ensuite WC & basin
- Main bedroom with en-suite
- Modern family bathroom
- Good size rear garden with workshop
- Available immediately, new decoration & carpets

Available to let immediately is this spacious semi detached family home with four spacious bedrooms and two bathrooms located in a quiet close. The box fresh accommodation has been completely redecorated throughout in neutral colours with new grey fitted carpets, ready for the new occupants to enjoy. There is a generous dual aspect through lounge/dining room with patio doors to the rear garden. The kitchen is spacious and spotlessly clean with built in cooking appliances. Also on the ground floor is a good size bedroom with en-suite WC & basin. On the first floor there are three further bedrooms of good size with the main bedroom having an en-suite bathroom and separate family bathroom. Outside the rear garden has a paved patio area and lawn. There is a large workshop at the top of the garden offering lots of extra space with a variety of uses. COUNCIL TAX - BAND C



Entrance
 Entrance Hallway
 Sitting Room
 26'10 x 10'5
 Kitchen
 13'1 x 12'1
 G/f Bedroom
 11'9 x 7'2
 En-suite Basin/WC
 Stairs rising to First Floor
 Bedroom
 15'5 x 11'5
 En-suite Shower/WC
 Bedroom
 14'9 x 10'5
 Bedroom
 9'10 x 9'10
 Family Bathroom
 OUTSIDE
 Rear Garden
 Workshop

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:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(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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Rustington Road



Ground Floor
Approximate Floor Area
646.15 sq ft
(60.03 sq m)

First Floor
Approximate Floor Area
583.72 sq ft
(54.23 sq m)

Approximate Gross Internal Area = 114.26 sq m / 1229.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.