



439, Mile Oak Road, Brighton, BN41 2RE

Spencer
& Leigh

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Brighton, BN41 2RE

£1,695 Per Calendar Month -

- Well presented family home
- Three bedrooms
- Pleasant lounge
- Spacious kitchen/breakfast room
- Modern white shower suite
- Versatile sun room
- Low maintenance rear garden
- GCH & double glazed windows
- Available from early June, unfurnished
- Nice location adjacent to farmland

NO DEPOSIT OPTION CONSIDERED FOR THIS PROPERTY. This fantastic family home which neighbours farm land, offers a bright and airy living space. Available to move into from early June, the accommodation features a pleasant lounge which leads into a good size kitchen/breakfast room which has an integrated oven, hob and freestanding fridge in addition to ample space for a dining table. A sun room which would make a nice study or playroom overlooks the low maintenance rear garden which has a Westerly aspect. All three bedrooms and a shower room comprising a white suite are located on the first floor. It is from here to the front of the property that a pleasant view can be enjoyed. The property has double glazed windows, gas fired central heating and is offered to let on a long term basis, unfurnished. Pets are welcome. Council tax band C.



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

Living room
13'8 x 10'6

Kitchen
13'11 x 9'1

Sun room
7'8 x 7'8

Bedroom
11'9 x 11'7

Bedroom
11'0 x 7'8

Bedroom
8'5 x 5'11

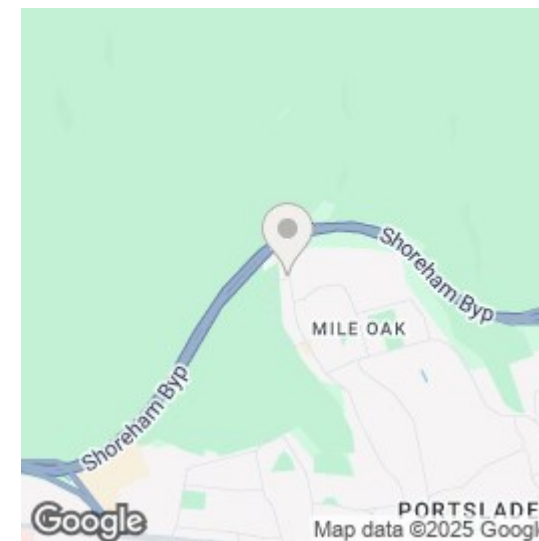
Bathroom
5'11 x 5'6

Rear garden

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

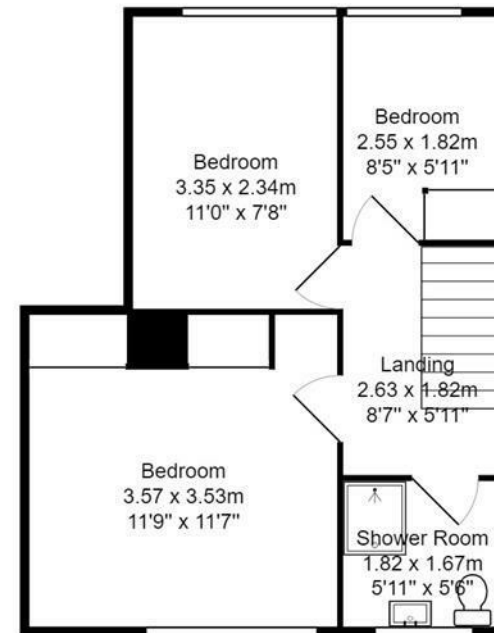
| | Current | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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Ground Floor

Area: 35.4 m² ... 381 ft²



First Floor

Area: 33.8 m² ... 363 ft²

Total Area: 69.1 m² ... 744 ft²

All measurements are approximate and for display purposes only.