



150, Ladies Mile Road, Brighton, BN1 8TE

Spencer
& Leigh

150, Ladies Mile Road,
Brighton, BN1 8TE

£2,195 Per Calendar Month -

- Spacious detached bungalow
- Three good size bedrooms
- 25' lounge/dining room
- 24' conservatory
- Larger than usual kitchen
- White bathroom suite
- Easy to manage lawn rear garden
- Private driveway
- Available mid July, unfurnished
- Popular residential location

This well appointed detached bungalow occupies a prominent position at the top of Ladies Mile Road, a stones throw from open green space. Offered from mid July, the unfurnished accommodation features a spacious lounge/dining room which flows into a 24' conservatory, a larger than usual kitchen with plenty of storage space, three good size bedrooms and a family bathroom. The interior has a neutral theme and the bungalow benefits from gas fired central heating, solar panels and double glazed windows. A private driveway provides plenty of off road parking, however, please note that the landlord has retained the garage which will not be included in the tenancy. The rear garden is smaller than the norm, however, creates a low maintenance and a secluded area to relax on those summer days. Viewing is recommended. Local shops including the M & S food hall and Patcham Old Village are located nearby, as are schools which cater from nursery to senior age groups. COUNCIL TAX - BAND D



Entrance Hall

Lounge/Diner
25'2" x 15'1"

Kitchen/Breakfast Room
20'0" x 8'9"

Bedroom 1
12'11" x 9'11"

Bedroom 2
9'7" x 9'4"

Bedroom 3
9'7" x 7'11"

Bathroom

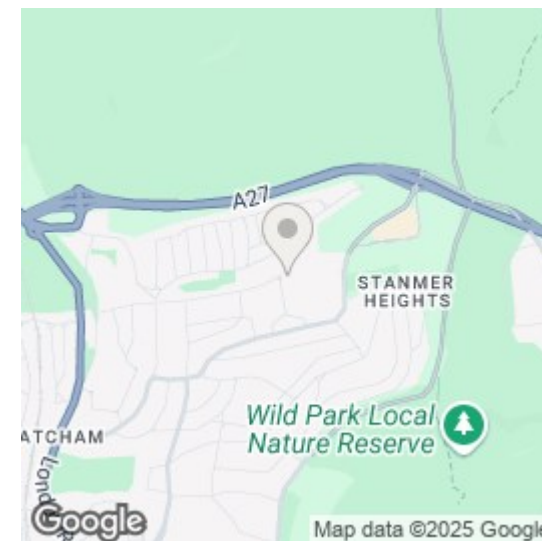
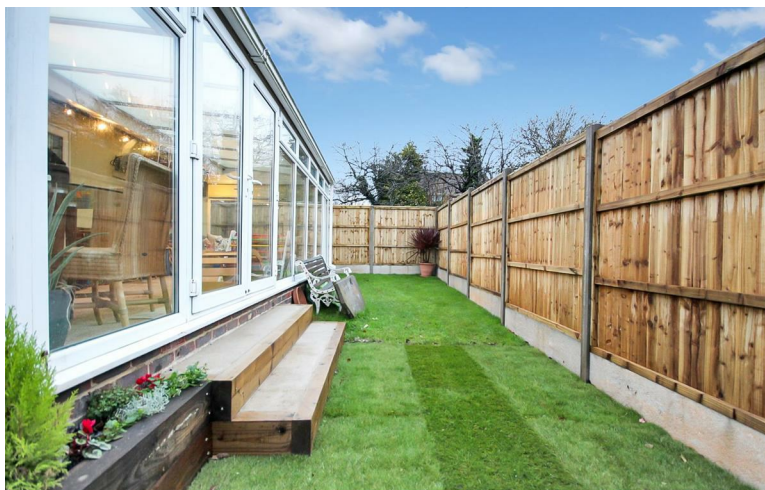
Conservatory
24'2" x 9'4"

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

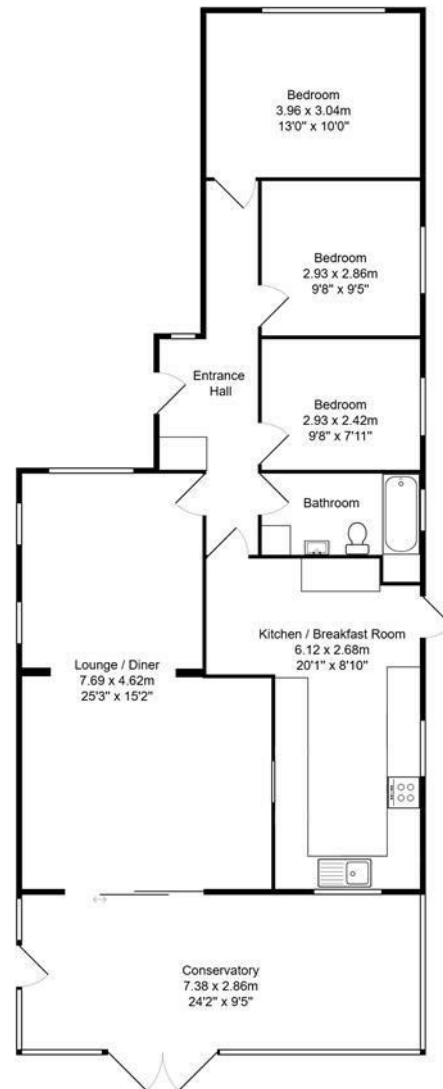


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(69-80) C		
(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 	

**Spencer
& Leigh**



Total Area: 116.0 m² ... 1249 ft²

All measurements are approximate and for display purposes only.