



30, Bramble Rise, Brighton, BN1 5GF

Spencer
& Leigh

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£2,175 Per Calendar Month -

- Well presented chalet bungalow
- Four good size bedrooms
- Lounge with open fireplace
- Equipped kitchen with integrated appliances
- Family bathroom & en-suite shower room
- Landscaped rear garden
- Driveway with garage and electric charging point
- Beautiful distant views
- Available late July/early August , unfurnished
- Close to popular schools and a shopping parade

This stylish four bedroom family home occupies a great location with beautiful distant views, plenty of off road parking and a landscaped rear garden. The well presented interior features a lounge with an open fireplace, a good size kitchen/breakfast room with integrated appliances, two ground floor bedrooms and a family bathroom. Two further bedrooms are located on the first floor together with a useful Jack & Jill shower room. The master bedroom has a lovely Juliette balcony which overlooks the rear garden. A block paved parking area and shared driveway provides plenty of off road parking with an electric charging point. The garage has an electric door which can be used for storage or additional secure parking. Unusually for Westdene, the rear garden is extremely useable, being arranged over two tiers, one being a secluded paved patio and the other a lawn garden area. Available at the end of July/early August, on an unfurnished basis. The location is highly sought after being within walking distance of Westdene school and within 1.5 miles of Preston Park mainline station. Spencer & Leigh recommend booking a viewing as soon as possible to avoid disappointment. Landlord will entertain cats but not dogs unfortunately. COUNCIL TAX BAND: D



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Bramble 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
- Entrance hallway
- Kitchen/Breakfast room
- Living room
- Bedroom
- Bedroom
- Bathroom
- Stairs leading to
- First floor landing
- Bedroom
- Cupboard
- Bedroom
- Shower room
- OUTSIDE
- 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

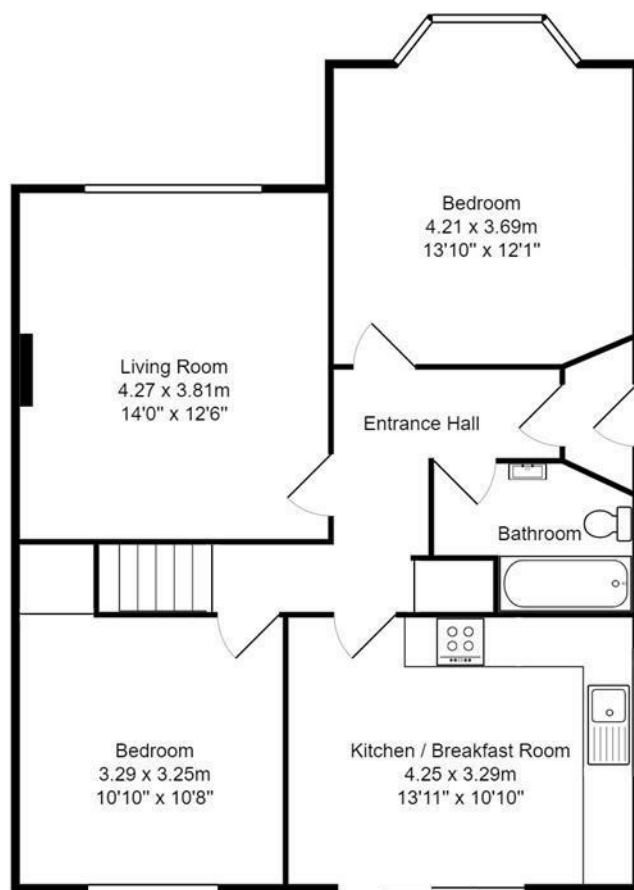
w: www.spencerandleigh.co.uk



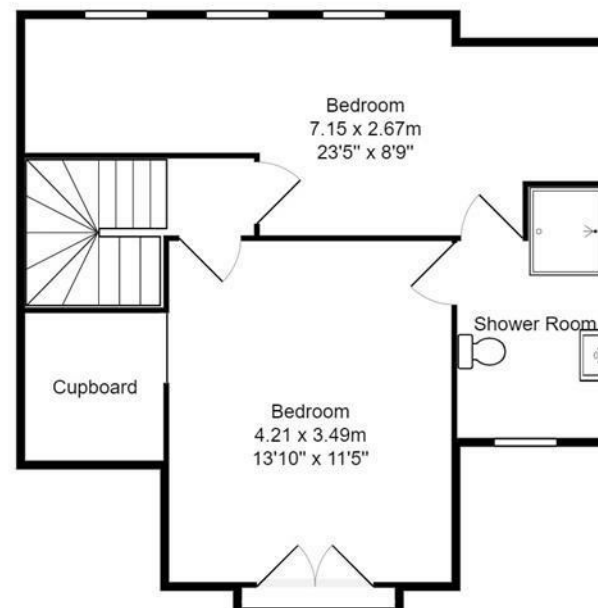
Council:- Brighton & Hove City Council
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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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Area: 71.3 m² ... 767 ft²



Area: 43.5 m² ... 469 ft²

Total Area: 114.8 m² ... 1236 ft²

All measurements are approximate and for display purposes only.