



8, Grangeways, BN1 8XN

Spencer  
& Leigh

## 8, Grangeways, , BN1 8XN

£2,500 PCM -

- Refurbished detached chalet bungalow
- Three double bedrooms
- En-suite shower room & newly fitted family bathroom
- 21' lounge with open fireplace
- Modern fitted kitchen & utility room
- Freshly decorated with newly fitted grey carpets
- Neutral contemporary interior
- Mature south facing rear garden
- Sought after location in a quiet close
- Viewing highly recommended

Properties rarely become available in this sought after Close within five minutes walk of Patcham Old Village and opposite the beautiful Peace Gardens in Old London Road. This detached and extended chalet bungalow has recently been refurbished to a high standard, featuring on the ground floor, a 21' lounge with patio doors accessing the rear garden, a 12' contemporary fitted kitchen with integrated appliances, a separate 10' utility room, two good size double bedrooms and a newly installed white bathroom suite. On the first floor there is a 15' master bedroom with en-suite shower room and a pleasant southerly outlook. There is a large rear garden which is tiered with mature trees and shrubs, whilst having a Southerly aspect. The front of the property has been block paved having off road parking for several vehicles. Benefits include gas fired central heating and double glazed windows. Available immediately on an unfurnished basis. Call now to arrange your viewing.

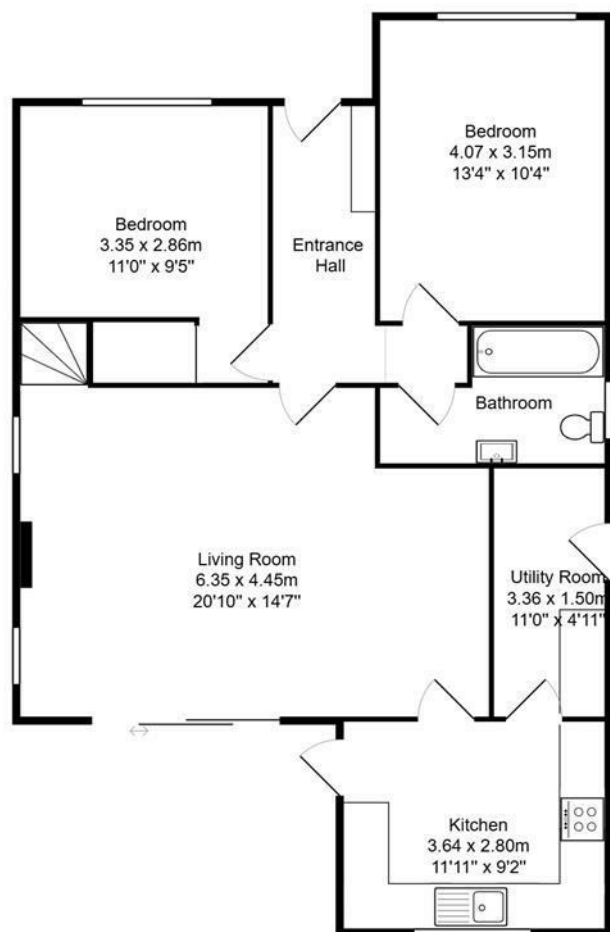
COUNCIL TAX - BAND E.



Grangeways is a much sought after location situated close to Patcham Old Village. There are what are considered to be excellent local schools within the immediate vicinity which are easily accessible. The amenities of the Old Village are only a stones throw away. Commuter links to Brighton, London & Gatwick are provided by the A23 or Preston Park mainline railway station.





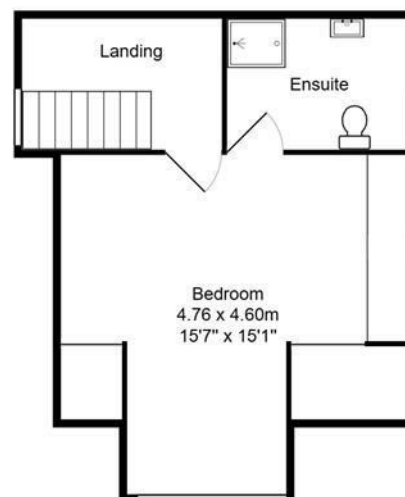


#### Ground Floor

Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

**Total Area: 108.2 m<sup>2</sup> ... 1164 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



#### First Floor

Area: 29.0 m<sup>2</sup> ... 312 ft<sup>2</sup>