



28, Tangmere Road, Brighton, BN1 8TJ

**Spencer
& Leigh**

28, Tangmere Road,
Brighton, BN1 8TJ

£1,895 Per Month -

- Extended family home
- Three good size bedrooms
- 16' Lounge with fireplace
- Separate 13' dining room
- Modern fitted kitchen
- 10' Study
- Excellent internal condition
- Landscaped rear garden with decking
- Private off road parking for two cars
- Internal viewing essential

Internal viewing is essential to appreciate the true size of this extended, well presented family home. The property is available from mid July and is situated in a quiet close within the heart of Patcham, being conveniently located within walking distance of nearby shops and popular schools. The spacious rooms are versatile in use and feature a 16' lounge with a beautiful fireplace which extends into a 10' study. There is a separate 13' dining room and a good size modern fitted kitchen. On the first floor there are three well proportioned bedrooms and a family bathroom. In our opinion, the internal condition is considered to be excellent and has a neutral theme. The landscaped rear garden features a timber sun deck and a family friendly lawn area. Conveniently, there is private off road parking for two vehicles. Viewing Highly Recommended. COUNCIL TAX - BAND C.



Tangmere Road is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hallway

Lounge
16'1 x 9'7

Kitchen
10'11" x 9'4"

Dining room
13'7 x 8'8

Study area
10'11 x 8'4

Cloakroom

Stairs rising to

First floor landing

Bedroom
13'5" x 10'11"

Bedroom
16'1" x 9'7"

Bedroom
10'11" x 7'8"

Family bathroom
7'3 x 5'11

Rear garden with decking & lawn

Hard stand

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

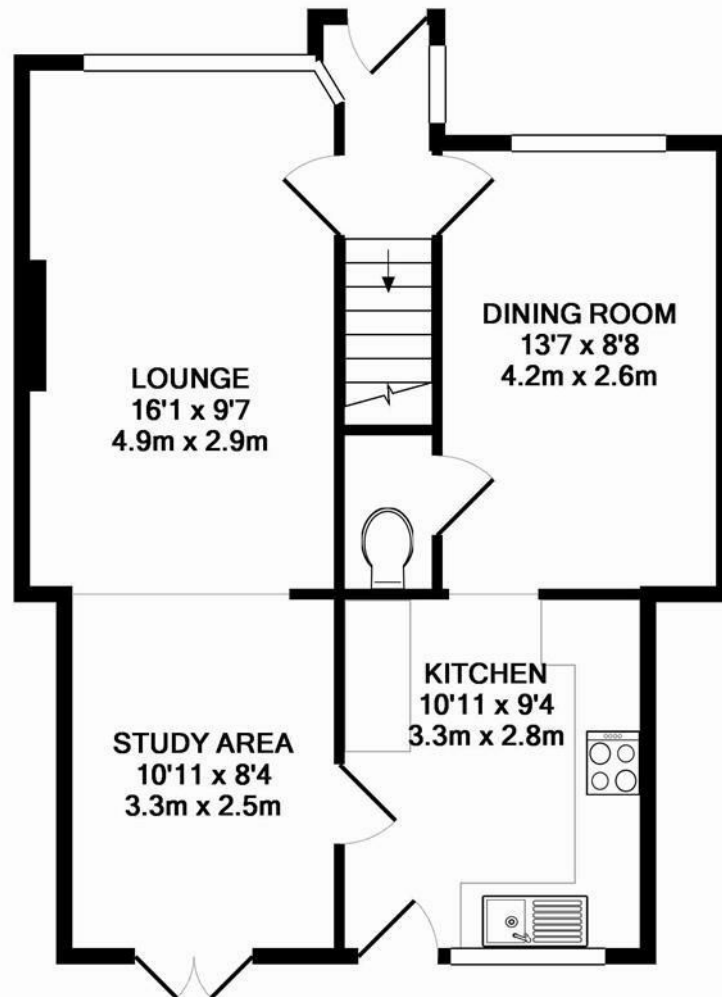
w: www.spencerandleigh.co.uk



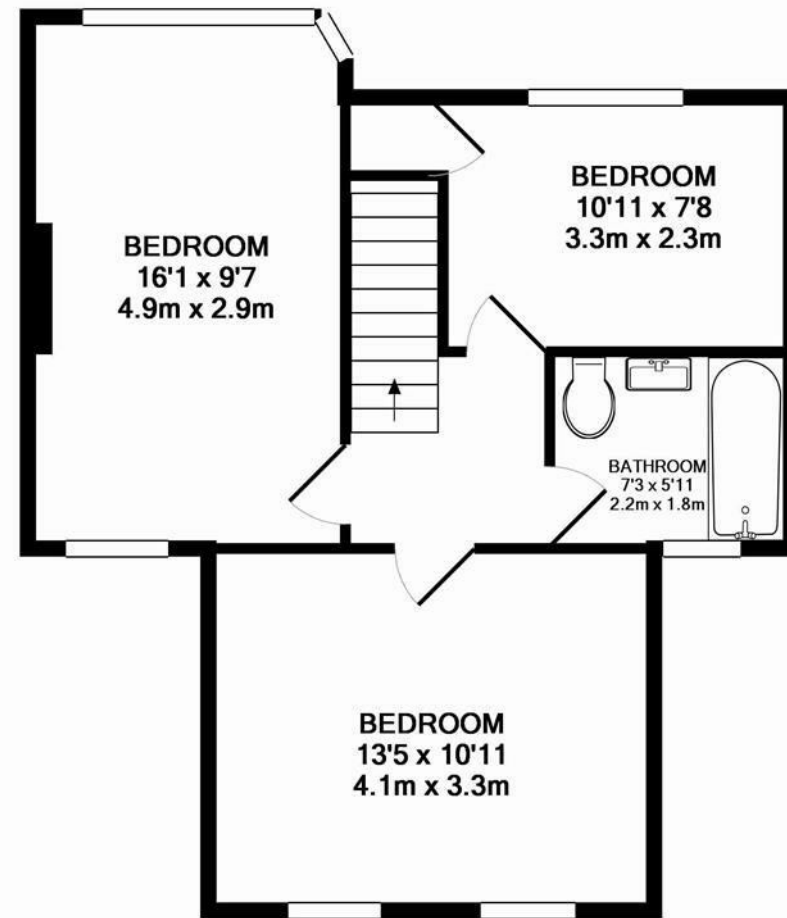
Council:- Btn & Hove
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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