



220, Valley Road, Brighton, BN41 2TJ

**Spencer
& Leigh**

220, Valley Road,
Brighton, BN41 2TJ

£1,750 Per Calendar Month -

- Detached two bedroom bungalow
- Spacious lounge overlooking the rear garden
- White fitted kitchen
- Bathroom suite with separate WC
- Freshly decorated to a neutral colour scheme
- Newly fitted carpets
- Gas fired central heating
- Double glazed windows
- Secluded lawn front and rear garden
- Private driveway and garage

This well proportioned detached bungalow has been freshly decorated to a neutral colour scheme and has the added benefit of newly fitted carpets. The accommodation features a good size lounge which overlooks the rear garden, a kitchen comprising white units with plenty of storage space and a cooker, two double bedrooms and white bathroom suite with separate WC. There is a secluded lawn rear garden and a garage accessed via a private driveway. The bungalow has gas fired central heating and double glazed windows. Being available with immediate possession on an unfurnished basis. Local shops and popular schools are located within walking distance. Viewing is recommended.

COUNCIL TAX - BAND C.



Entrance Hall
Living Room
13'2" x 10'10"
Kitchen
10'9" x 9'11"
Bedroom 1
11'11" x 11'2"
Bedroom 2
10'5" x 9'11"
Bathroom
WC
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.

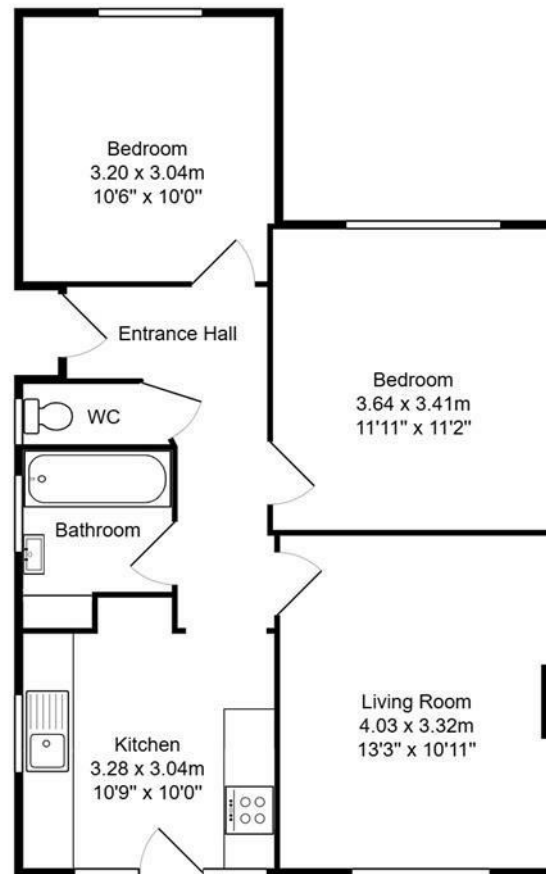
t: 01273 565566
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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

Spencer
& Leigh



Total Area: 58.0 m² ... 625 ft²

All measurements are approximate and for display purposes only.