



28, Rowan Close, Brighton, BN41 2PT

Spencer  
& Leigh



28, Rowan Close,  
Brighton, BN41 2PT

£1,695 PCM -

- End of terrace home
- Two good size double bedrooms
- Well presented interior
- Modern fitted kitchen/breakfast room
- White bathroom suite
- Conservatory
- Pleasant front & rear garden
- GCH & Double glazed windows
- Situated in a quiet close
- Viewing recommended

Located in a quiet close only a stones throw from Portslade Old Village, this attractive end of terrace house provides a pleasant living environment. Arranged over two floors, the accommodation features a spacious south facing lounge, a modern fitted kitchen/breakfast room, a versatile conservatory, two good size doubled bedrooms and a re-fitted bathroom suite which has the benefit of a separate shower cubicle in addition to the bath. There is a secluded, low maintenance rear garden and a a useful off road parking space provided by the private driveway. The property also boasts distant sea views, double glazed windows and a gas fired boiler providing gas fired central heating. Available from mid August, the property will be offered on an unfurnished basis, ideally for a long term tenancy. Internal viewing is highly recommended.  
COUNCIL TAX - BAND C.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the City are easily accessible as are buses located on Mile Oak Road or Graham Avenue.



- Driveway
- Entrance Hall
- Living Room  
16'1 x 11'7
- Kitchen/Breakfast Room  
15' x 7'10
- Conservatory  
13' x 8'6
- Stairs Rising To First Floor
- Landing
- Bedroom 1  
15' x 9'7
- Bedroom 2  
15'6 x 8'4
- Bathroom  
8'1 x 6'8
- 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

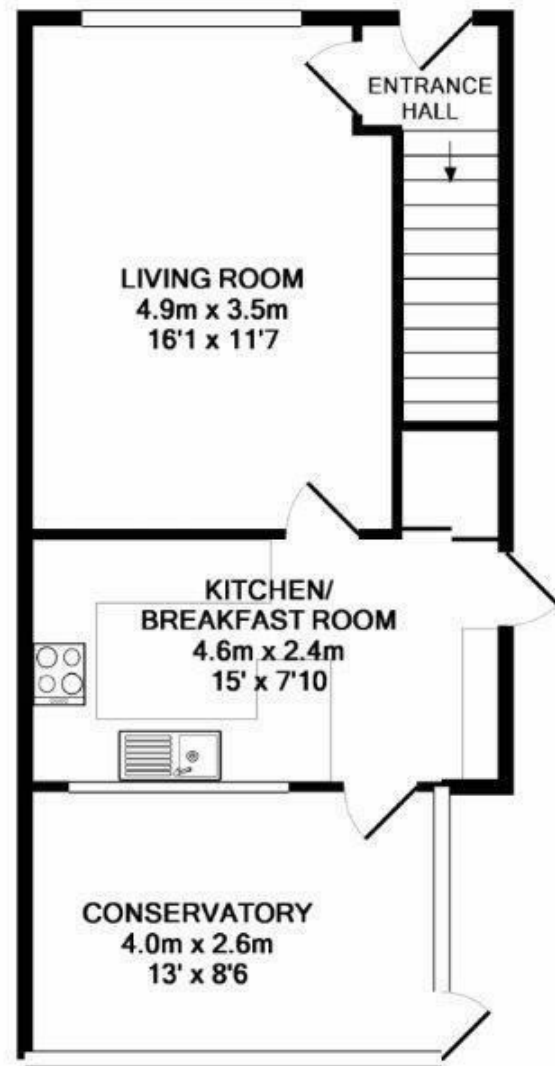
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



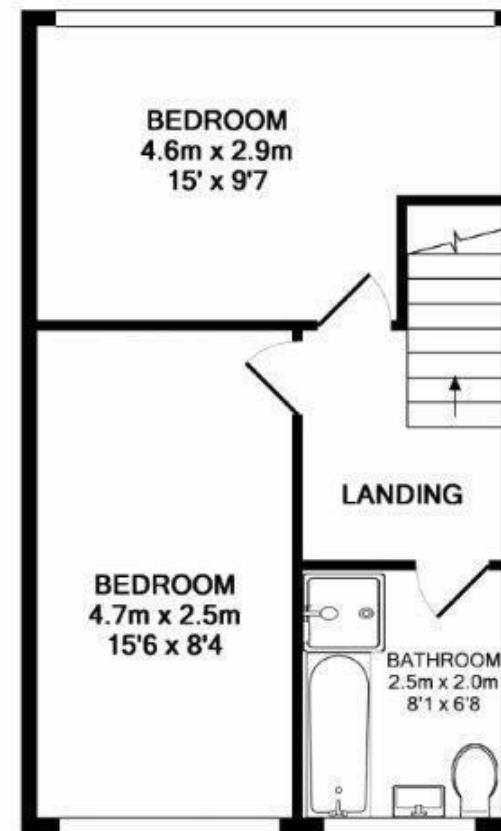
Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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GROUND FLOOR  
APPROX. FLOOR  
AREA 43.4 SQ.M.  
(467 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(376 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.3 SQ.M. (843 SQ.FT.)

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