



1, Oak Close, East Sussex, BN1 6RX

Spencer  
& Leigh



1, Oak Close,  
East Sussex, BN1 6RX

£2,750 Per Calendar Month -

- Detached family home
- Four good size bedrooms
- Spacious lounge & dining room
- Conservatory overlooking garden
- Family bathroom & en-suite & ground floor shower room
- South facing patio garden
- Driveway & garage
- Available immediately, unfurnished
- Use of outdoor heated swimming pool
- Near Preston Park Station

0% DEPOSIT OPTION AVAILABLE. Located in a secluded part of the exclusive Varndean Park estate, this detached family home is available to let immediately, on an unfurnished basis. The well presented and spacious accommodation features a good size lounge which flows into a separate dining area and a conservatory which overlooks the South facing patio garden. There is a modern fitted kitchen with appliances and a useful ground floor shower room. The first floor is home to four good size bedrooms, one of which has en-suite facilities together with the family bathroom. Being surrounded by trees gives the outside spaces a secluded feel. A garage provides space for storage or a secure area to park a vehicle (please note: the landlord is keeping a small area of the garage to store their own belongings). The property benefits from gas fired central heating and double glazed windows. Residents of Varndean estate have use of the communal pool which is heated and available during the summer months. Viewing is highly recommended. COUNCIL TAX BAND: G



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Entrance hallway  
14'1 x 13'7

Living room  
19'9 x 12'10

Dining room  
14'0 x 9'9

Conservatory  
12'9 x 7'6

Kitchen  
12'4 x 8'0

Shower room

Bedroom  
16'3 x 14'10

En suite

Bedroom  
13'4 x 9'11

Balcony

Bedroom  
13'4 x 9'7

Bedroom  
9'10 x 7'10

Shower room

OUTSIDE

Rear garden

Patio area

Garage

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

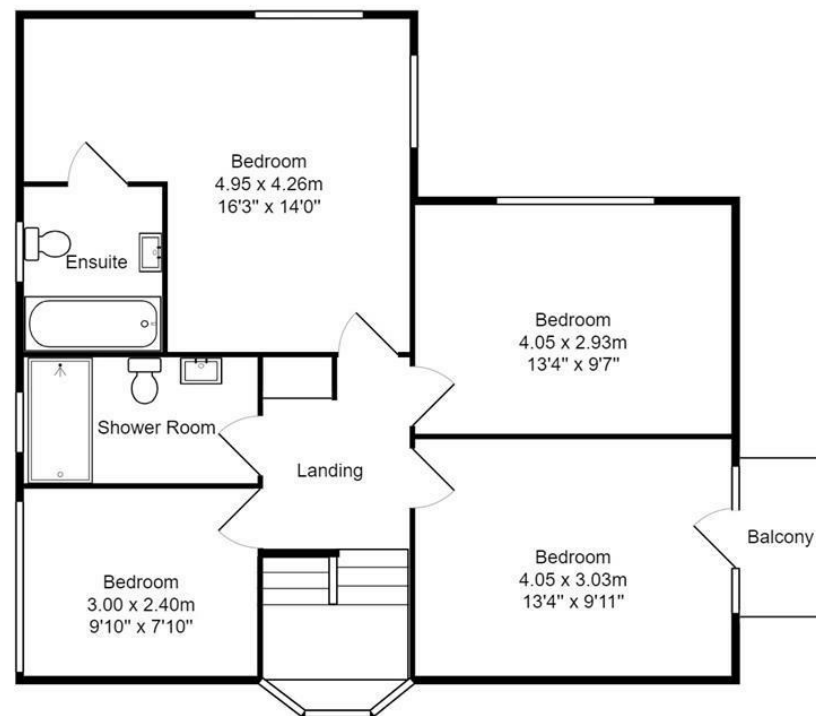
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### Ground Floor

Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>



### First Floor

Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>

**Total Area: 138.0 m<sup>2</sup> ... 1485 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.