



32, Bankside, Brighton, BN1 5GN

Spencer
& Leigh

32, Bankside,
Brighton, BN1 5GN

£1,750 Per Calendar Month -

- Semi detached family home
- Four good size bedrooms
- Versatile accommodation
- Lounge with a raised dining area
- Modern fitted kitchen
- Ground floor WC
- Pleasant views
- Driveway & garage
- Well presented
- Popular location

ZERO DEPOSIT OPTION AVAILABLE - This well presented family home features four good size bedrooms and has beautiful distant views from it's elevated position. Internally, the accommodation comprises a pleasant lounge which extends into a versatile dining room. The modern fitted kitchen has plenty of appliance space and together with bedroom four and a cloakroom complete the ground floor arrangement of rooms. The remaining three bedrooms and the family bathroom are situated on the first floor and it is from here the glorious panoramic views can be enjoyed. Offered on an unfurnished basis from mid January, the property benefits from gas fired central heating and double glazed windows. Although the rear garden has a steep elevation, it has been terraced resulting in a usable space in addition to the roof terrace located at the front of the house. Off road parking is provided by a small private driveway and garage. The property is in an enviable location being within walking distance of popular local schools, shops and Preston Park railway station. Viewing is recommended. COUNCIL TAX BAND - D.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Bankside is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance hall

Lounge/Diner
12'9 x 22'11

Kitchen
8'7 x 12'5

Bedroom one
14'4 x 11'5

Downstairs W.C
5'1 x 3'

Bedroom two
14'4 x 9'11

Bedroom three
11'4 x 6'5

Bathroom
7'11 x 6'3

Bedroom four
10'6 x 6'6

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Off road free parking

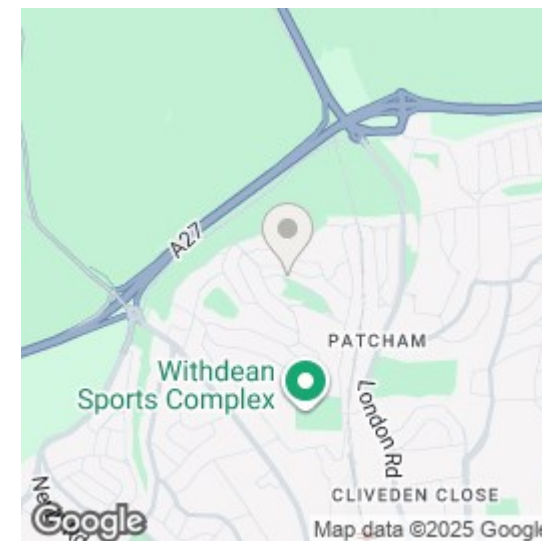
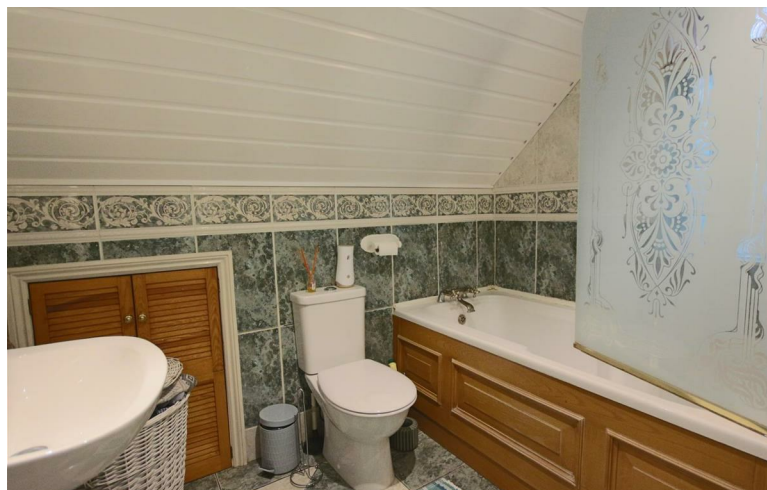
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)

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



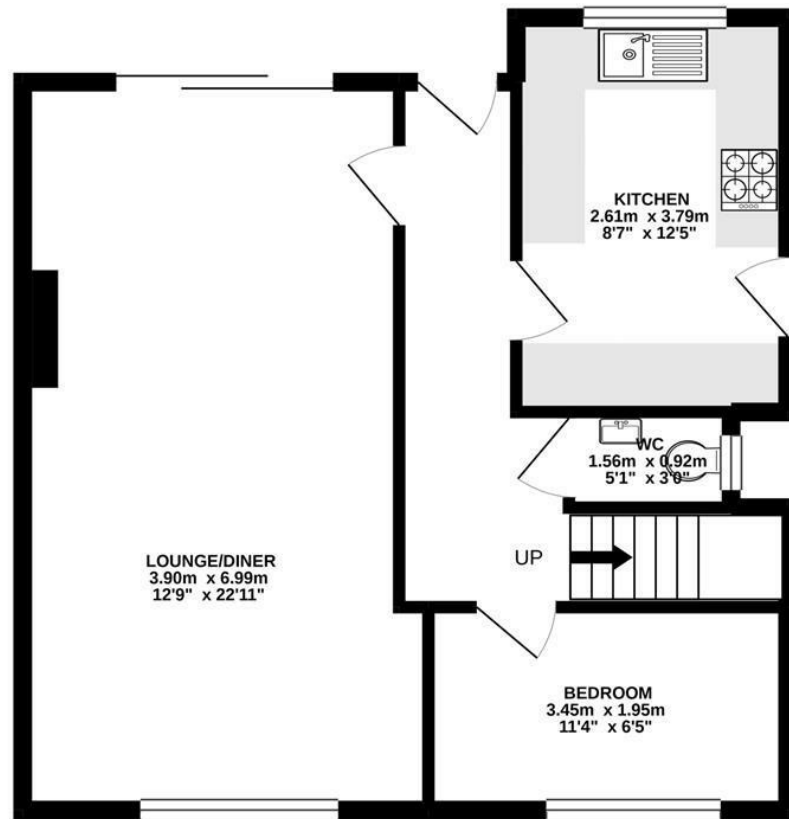
Council:- B&H
Council Tax Band:- D

Energy Efficiency Rating

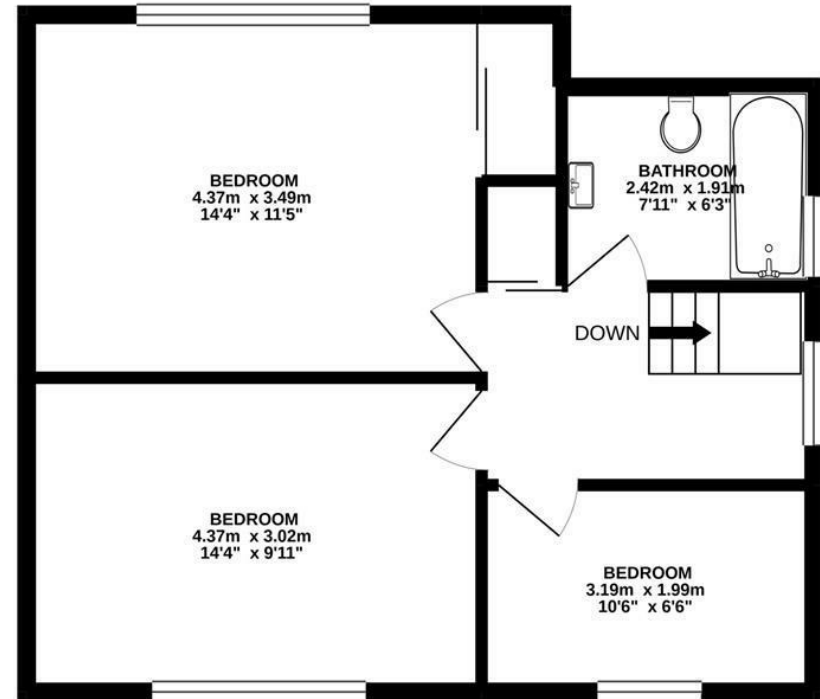
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 99.7 sq.m. (1073 sq.ft.) approx.

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