



198, Valley Road, Brighton, BN41 2TJ

**Spencer
& Leigh**

198, Valley Road,
Brighton, BN41 2TJ

£1,795 Per Calendar Month -

- Extended and remodelled semi detached bungalow
- Two good size bedrooms
- Cosy 14' lounge
- Open plan kitchen dining room
- White bathroom suite
- Redecorated and updated internally
- Private off road parking
- Lawn rear garden
- Gas central heating & double glazed windows
- Available from January, unfurnished

This well presented and thoughtfully extended semi detached bungalow is offered to let from the end of January, on an unfurnished basis. We loved the spacious lounge which flows into an open plan dining and kitchen area, providing a pleasant space to relax with family or entertain friends. The kitchen has a modern appearance and has the benefit of integrated appliances. There are two good size bedrooms and a modern bathroom featuring a white suite with a shower over the bath. Conveniently, there is a private hardstand providing off road parking to the front of the bungalow and a decent size lawn rear garden. The bungalow has been redecorated internally and the accommodation provides a bright and airy living space, ideal for a couple or small family wanting to be close to shops and popular schools. Viewing is recommended. (Please note the garage is not included and will be retained by the landlord) COUNCIL TAX - BAND B



Entrance Hall

Kitchen
10'5" x 10'5"

Lounge
14'0" x 10'11"

Dining Area
19'8" x 9'0"

Bedroom 1
13'11" x 10'11"

Bedroom 2
10'9" x 10'5"

Bathroom

Garden

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and free on street parking

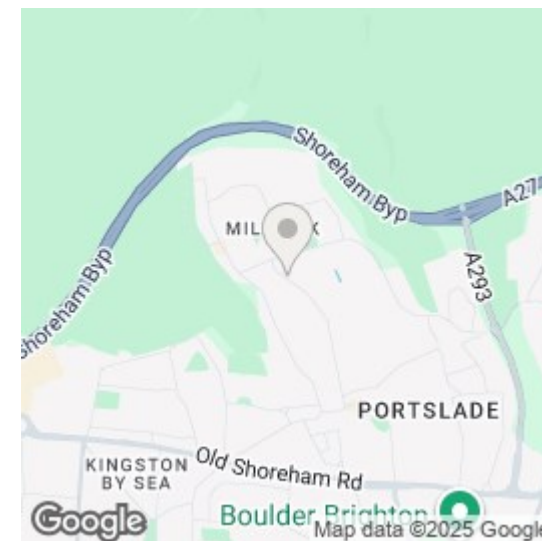
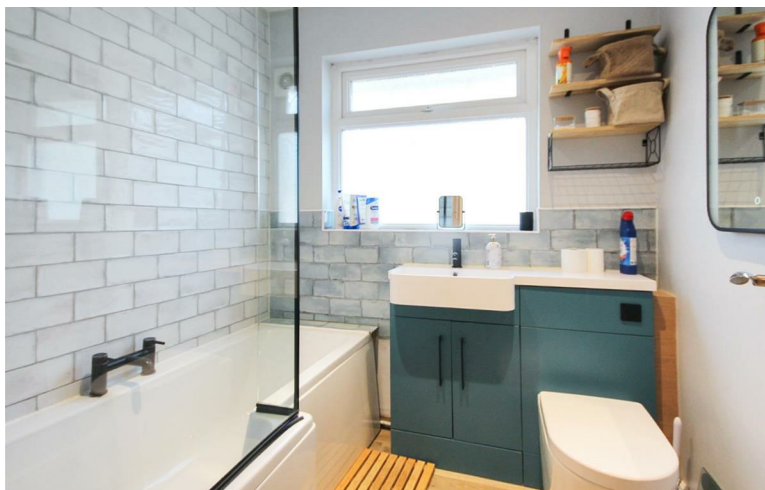
Broadband: Standard 22 Mbps, Ultrafast 1800 Mbps

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



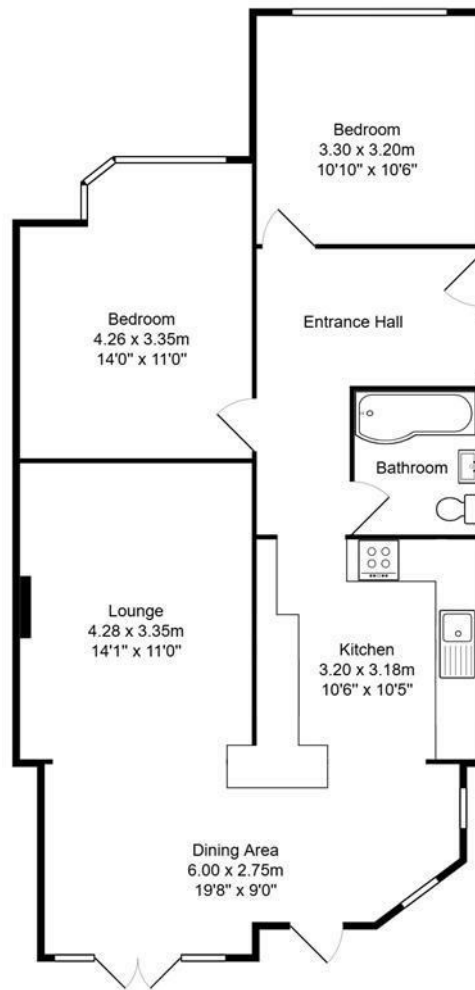
Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Total Area: 78.0 m² ... 840 ft²

All measurements are approximate and for display purposes only.