



209, Ladies Mile Road, Brighton, BN1 8TF

Spencer
& Leigh

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Brighton, BN1 8TF

£2,350 Per Calendar Month -

- Spacious semi detached chalet bungalow
- Four good size bedrooms
- Two en-suite and one ground floor bathroom
- Lounge with French doors
- Modern kitchen/dining room with appliances
- Cabin with power and lighting located in garden
- Mature rear garden
- Beautiful distant views
- Versatile accommodation
- Available now, unfurnished

Having beautiful views towards the South Downs, this deceptively spacious chalet bungalow would make a great family home! Having been recently redecorated, the bright and airy interior features four bedrooms and three bathrooms, giving plenty of choice and versatility. There is a spacious lounge with French doors giving access to the rear garden and a larger than usual kitchen dining room which benefits from appliances which are included. Both of the first floor bedrooms have en-suite facilities and conveniently, there is a ground floor shower room to serve the two ground floor bedrooms. The mature rear garden makes for a secluded space to relax and the icing on the cake is the versatile summer house which has power and lighting. The property benefits from gas fired central heating, double glazed windows and is available immediately, on an unfurnished basis. Viewing is highly recommended. COUNCIL TAX - BAND D.



Hallway

Kitchen/Dining
12'11" x 18'1"

Living Room
11'9" x 13'7"

Bedroom 1
13'10" x 13'3"

Bedroom 2
11'4" x 11'10"

Bedroom 3
10'11" x 13'10"

Bedroom 4
8'11" x 9'11"

Shower Room

Ensuite

Ensuite

Garden

Cabin

Property Information
Council Tax Band D: £2,455.79 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Free on-street parking
Broadband: Standard Up to 27 Mbps, Ultrafast Full Fibre Up to 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

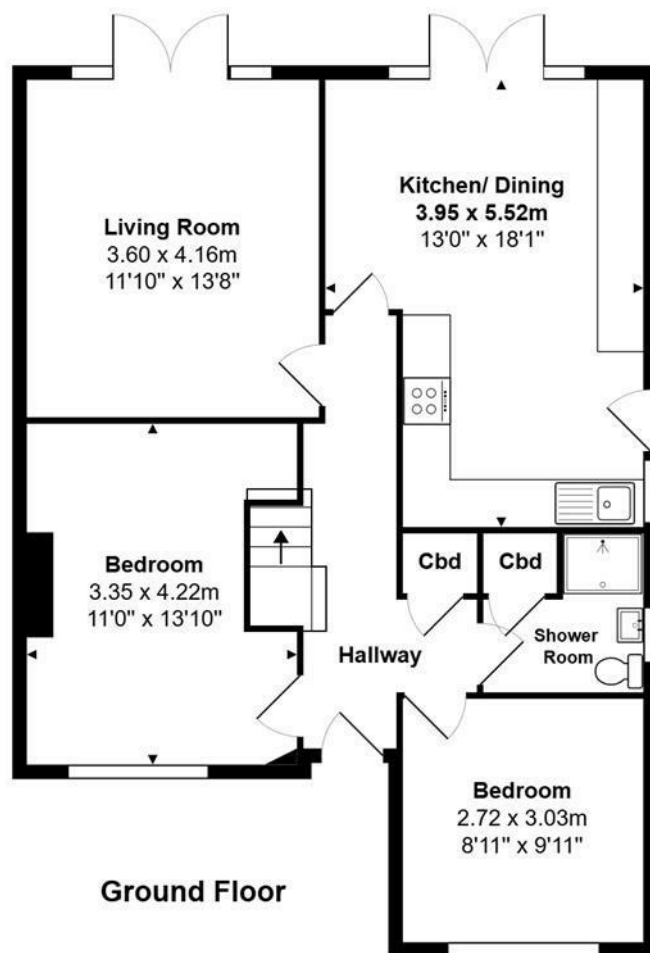
w: www.spencerandleigh.co.uk



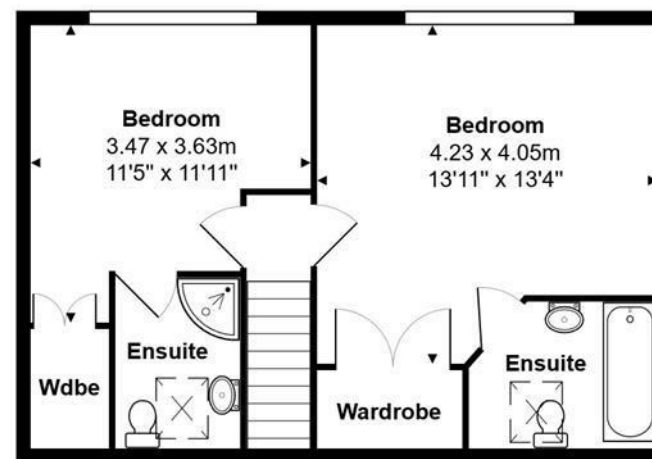
Council:- BHCC
Council Tax Band:- D

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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Ground Floor



Top Floor

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SALES & LETTINGS

Total Area: 111.9 m² ... 1204 ft²

All measurements are approximate and for display purposes only