



26, Batemans Road, Brighton, BN2 6RD

Spencer  
& Leigh

26, Batemans Road,  
Brighton, BN2 6RD

£1,995 Per Calendar Month -

- Extended family home
- Three bedrooms
- Lounge with dual aspect
- Impressive kitchen/dining room
- Tiled family bathroom with bath and shower
- Distant view towards the sea
- Landscaped rear garden
- Private off road parking
- Excellent internal condition
- GCH & double glazed windows

OPEN DAY WEDNESDAY 4TH SEPTEMBER - Spacious and well presented accommodation, glorious distant views towards the sea and a pleasant landscaped rear garden are three of the many reasons why viewing of this family home is highly recommended. Upon entering, you can not fail to be impressed with the neutral colour schemes complimented by tiled flooring and recently updated carpets. The lounge has a bright and airy dual aspect and the kitchen, which has the use of many integrated appliances extends into a useful dining area. There are three bedrooms, a modern fitted bathroom and a ground floor cloakroom. Parking for one vehicle is provided by the private driveway and the rear garden has been landscaped with granite paving and lawn making a lovely spot to enjoy the afternoon sun. In addition to the loft space there is a useful under house storage area. Don't miss out and book your appointment to view!

Council Tax Band C. SORRY NO SHARERS



Woodingdean is an eastern suburb of the city of Brighton and Hove, separated from the main part of the city by downland and the Brighton Racecourse and still holds some attributes of a village, including two sets of shops. Woodingdean today has dynamic social and religious communities of clubs, associations and organisations which also include sports and leisure facilities. Travel networks in and out of the city are easily accessible.



Entrance

Entrance hallway  
8'7 x 6'4

Living room  
16'1 x 15'7

Kitchen/Diner  
17'8 x 9'5

Cloakroom  
5'3 x 4'3

Stairs leading to

First floor landing  
9'2 x 5'11

Bedroom  
12'9 x 9'10

Bedroom  
9'6 x 9'5

Bedroom  
9'2 x 5'11

Bedroom  
6'4 x 5'11

OUTSIDE

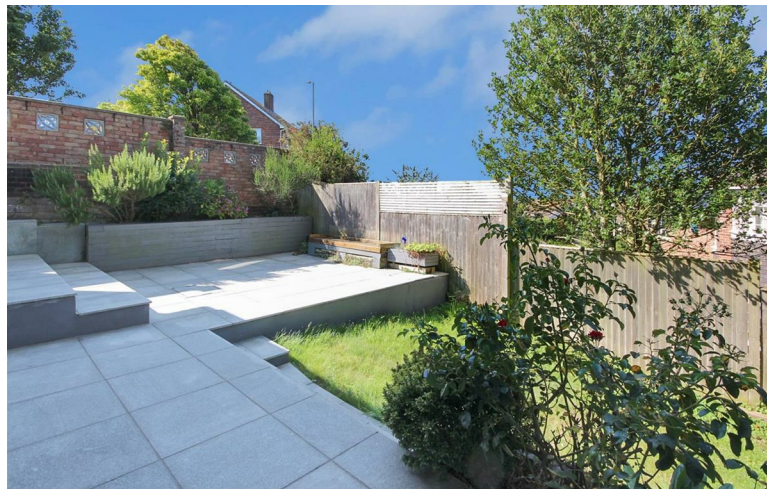
Private hardstanding

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)

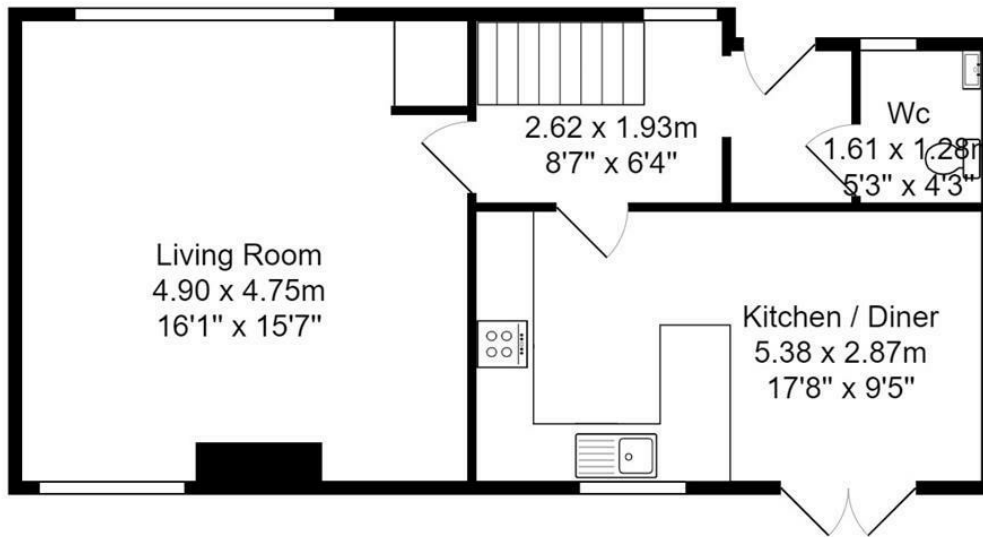


Council:- Brighton & Hove City Council  
Council Tax Band:- C

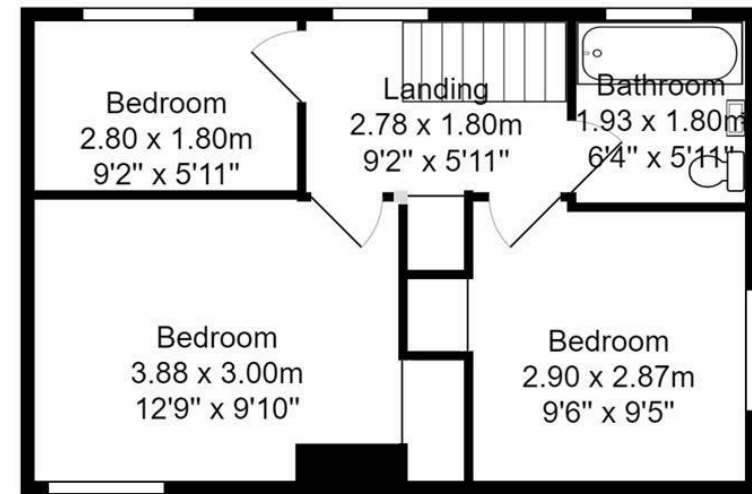
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

# Spencer & Leigh



**Ground Floor**



**First Floor**

**Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup>**

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021