



## 9 FOREDOWN CLOSE BRIGHTON, BN41 2FY

£1,400 PER MONTH

Fantastic semi-detached bungalow with off street parking, garage and west facing rear garden. This superb property offers bright and spacious accommodation comprising; large lounge diner, kitchen, bathroom and two bedrooms. Good sized rooms, a lovely layout and plenty of natural light combine to create a real sense of space throughout. Outside there is off street parking for multiple vehicles to the front and a delightful west facing rear garden.

The location will appeal to many being within easy reach of local shops, cafes and restaurants in Portslade along with easy access to surrounding areas. Portslade mainline station provides regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 9 Foredown Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

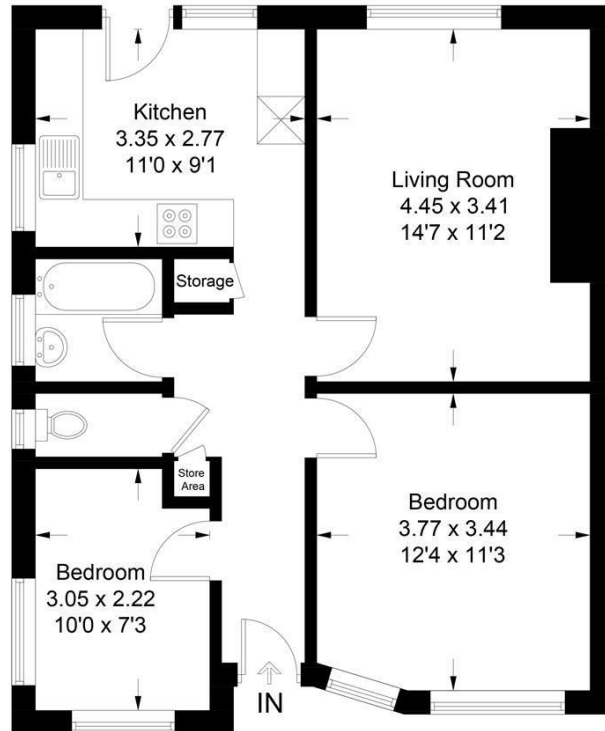
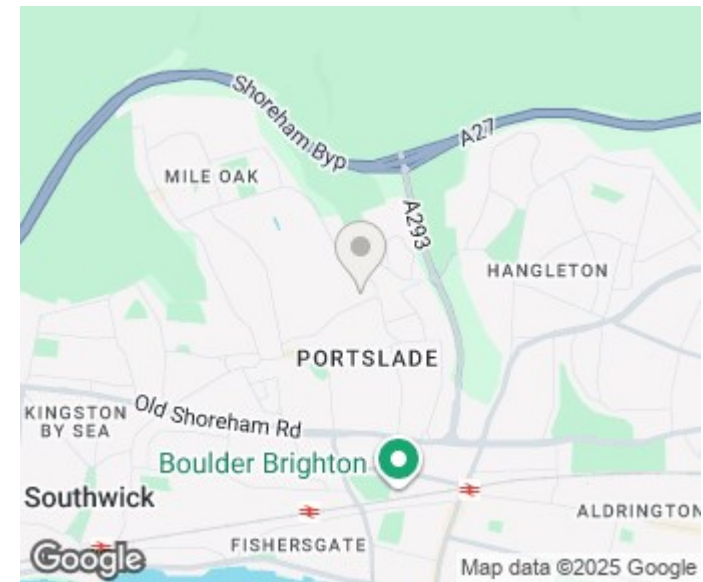


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256470)



| 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>                            |                         |           |
| (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 |           |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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