



1 Orchard Cottages, East Street, Brighton, BN1 9PB

**Spencer  
& Leigh**

## 1 Orchard Cottages, East Street, Brighton, BN1 9PB

£2,100 Per Calendar Month -

- Attractive semi detached cottage in a rural setting
- Three good size bedrooms
- Spacious lounge/dining room
- Kitchen/breakfast room
- Ground floor WC
- Beautiful mature garden which wraps around cottage
- Pleasant views of farmland
- Electric heating & double glazed windows
- Two off road parking spaces
- Water bills included

This well presented three bedroom semi detached cottage boasts an idyllic location in the Heart of Falmer Village, opposite the pond and adjacent to St Laurence Church. Surrounded by farmland and a beautiful mature garden, the cottage features on the ground floor a good size lounge with space to accommodate a dining table, a kitchen breakfast room and a separate WC. The three bedrooms and the family bathroom are located on the first floor and have pleasant views. There is also a useful outside storage area with power and lighting. Unusually, the water supply charges and management of the septic tank are included within the rent. The cottage boasts electric heating, double glazed windows and is available unfurnished, with immediate possession. Conveniently there are two allocated parking spaces located at the front of the property. We feel the property might suit a couple or family, with both Falmer station and Sussex University being within walking distance. The previous tenant lived here for 14 years so book your viewing quickly, to make the most of this rare opportunity. COUNCIL TAX - BAND E.



Entrance/Hallway

Living/Dining Room  
20'4" x 10'11"

Kitchen  
10'5" x 10'11"

W/C

Bedroom 1  
10'4" x 10'9"

Bedroom 2  
9'6" x 10'9"

Bedroom 3  
10'5" x 7'10"

Bathroom

Store  
6'1" x 7'6"

Property Information

Council Tax Band E: £3,095.26 2025/2026

Utilities: Mains Gas, Electric and Water. Sewage - Septic Tank

Parking: Private Driveway

Broadband: Standard 3 Mbps, Superfast 68 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:- Lewes  
Council Tax Band:- E

Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|-------------|
| Very energy efficient - lower running costs |                            |             |
| (92 plus) <b>A</b>                          |                            | <b>100+</b> |
| (81-91) <b>B</b>                            |                            |             |
| (69-80) <b>C</b>                            |                            |             |
| (55-68) <b>D</b>                            | <b>62</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<br>2002/91/EC |             |

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Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only