



14, Old Patcham Mews, Brighton, BN1 8YW

**Spencer
& Leigh**

14, Old Patcham Mews,
Brighton, BN1 8YW

£1,850 Per Month -

- Well presented family home
- Three bedrooms, two with fitted wardrobes
- 16' lounge with dual aspect
- Pleasant conservatory
- Modern fitted kitchen
- White bathroom suite
- En-suite shower room to bedroom 1
- Secluded rear garden
- Garage
- Available now, unfurnished

Tucked away in a quiet mews within the heart of Patcham Old Village, this well presented family home is well worth a look! The bright and airy interior has a neutral theme which blends hard wood flooring with pastel coloured walls creating an inviting living space. Upon entering, there is a good size lounge which extends into a conservatory, a modern fitted kitchen and a ground floor WC. There are three first floor bedrooms, the master having an en-suite shower room in addition to the family bathroom. The low maintenance rear garden has a sunny aspect. The property boasts gas fired central heating, double glazed windows and is available to let unfurnished, with immediate possession. Conveniently, there is a garage located in a small compound. Local shops, schools and Preston Park station all fall within walking distance. COUNCIL TAX - BAND D.



Entrance Hall

Lounge
16'7" x 9'2"

Kitchen/Diner
16'7" x 8'6"

Conservatory
8'7" x 8'7"

Bedroom 1
16'7" x 9'2"

En-Suite Shower Room

Bedroom 2
8'6" x 6'5"

Bedroom 3
8'6" x 6'5"

Bathroom

Rear Garden

Garage

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: Communal parking, garage and free on street parking

Broadband: Standard 14 Mbps, Superfast 80 Mbps, Ultrafast

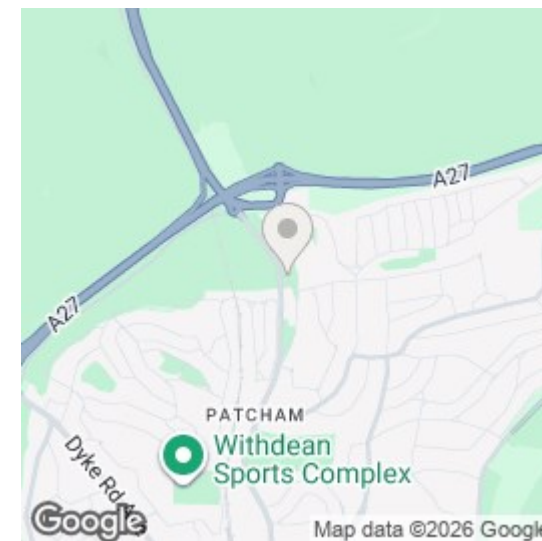
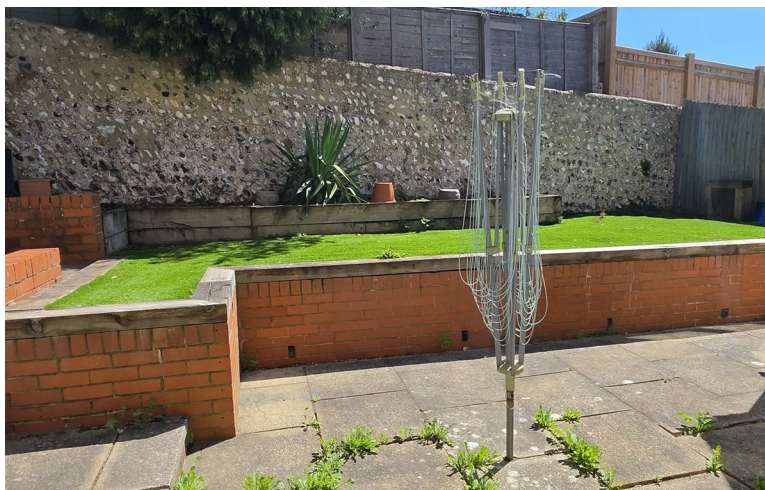
1800 Mbps

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

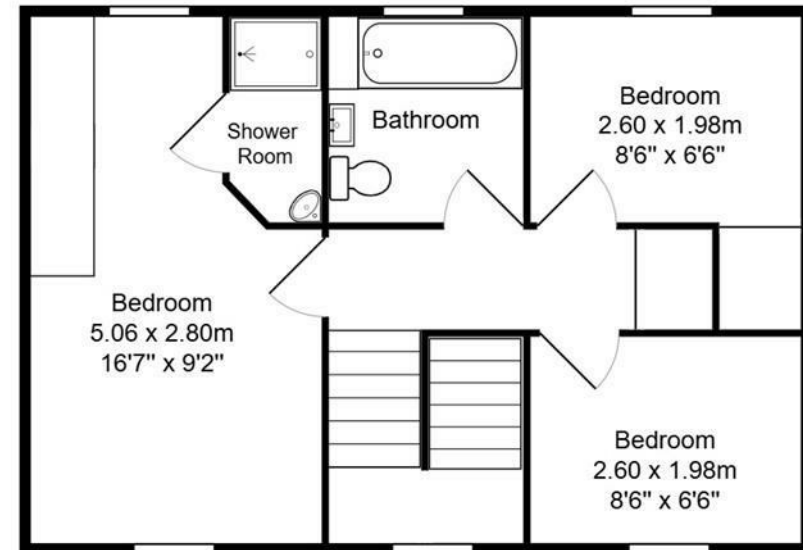
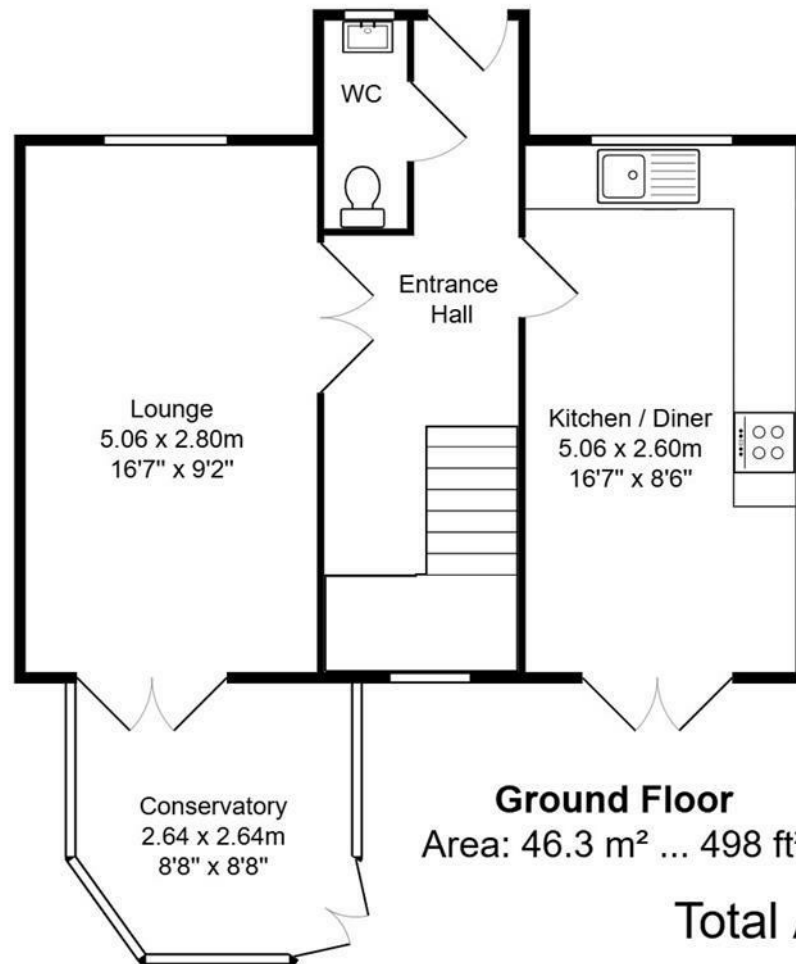


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	





Total Area: 83.8 m² ... 902 ft²

All measurements are approximate and for display purposes only.