

Spencer
& Leigh



13, Dale Crescent, Brighton, BN1 8NT

13, Dale Crescent,
Brighton, BN1 8NT

£2,200 Per Month -

- Quality family home
- Four bedrooms
- Good size lounge/dining room
- Modern fitted kitchen with appliances
- Family bathroom & en-suite facilities
- Contemporary interior design
- Beautiful distant views
- South East facing rear garden
- Available July, unfurnished or part furnished
- Viewing highly recommended

NO DEPOSIT OPTION CONSIDERED - This stylish family home is arranged over three floors. Featuring a modern contemporary interior, the bright and airy rooms comprise four bedrooms, one of which has en-suite facilities, a good size lounge/dining room, kitchen and a family bathroom. The upper floors benefit from beautiful distant views and the landscaped rear garden has a south easterly aspect. The property has gas fired central heating along with double glazed windows and is available to let toward the end of July, on an unfurnished basis. Dale Crescent is a sought after road within the heart of Patcham and is within walking distance of popular schools, local shops, pubs and restaurants. Internal viewing is highly recommended as properties of the calibre rarely become available. Our landlord has requested no pets. COUNCIL TAX BAND D.



Dale Crescent is ideally situated in the heart of Patcham to take advantage of the amenities in the nearby Old Village and larger stores such as Asda, M&S and Next in Carden Avenue. There are various schools within Patcham catering for all ages along with easy access to transport links to both Brighton and London.



Entrance hall

Living room
22'4 x 12'5

Kitchen
13'9 x 7'9

Landing

Bedroom one
16'10 x 14'7

Bedroom two
12'9 x 11'5

Bedroom three
12' x 10'4

Bedroom four
6'9 x 6'6

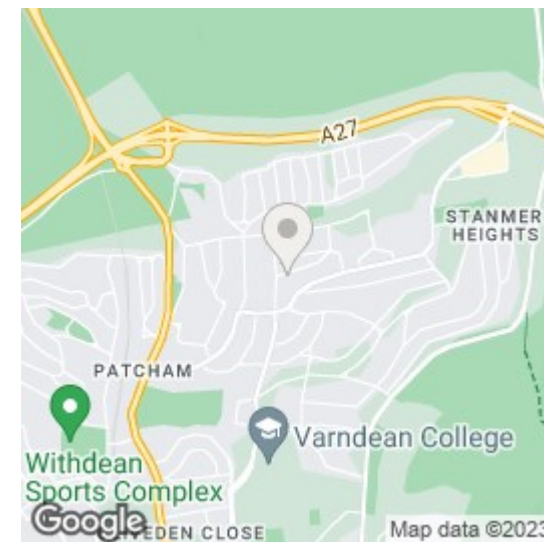
Bathroom
8'4 x 7'9

En-suite shower
6'7 x 5'8

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:- Brighton & Hove
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

Dale Crescent, Brighton, East Sussex, BN1

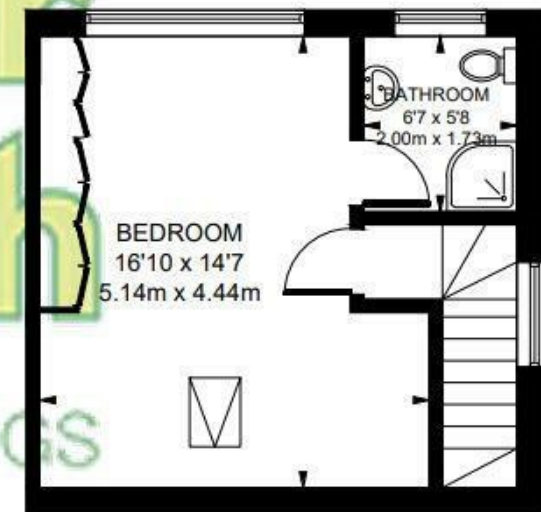
Approximate Gross Internal Area = 1244 sq ft / 115.6 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID714468)