



12, Batemans Road, Brighton, BN2 6RD

Spencer  
& Leigh



12, Batemans Road,  
Brighton, BN2 6RD

£1,795 Per Calendar Month -

- Semi detached family home
- Three bedrooms
- Spacious lounge
- Kitchen with appliances
- White bathroom suite with bath & shower
- Pleasant distant views
- South Westerly rear garden
- Redecorated and re-carpeted in 2022
- Off road parking
- Available from June, unfurnished

This attractive family home features a well presented living space which has a neutral colour scheme resulting in a clean and bright environment. The ground floor comprises a good size lounge with a dual aspect which has a pleasant view of the rear garden. The kitchen benefits from integrated appliances which include a NEFF oven and induction hob, washing machine, dish washer and a freestanding fridge/freezer. All three bedrooms are located on the first floor together with the family bathroom, which features a white suite with shower over bath. Beautiful distant views towards farmland can be enjoyed from the first floor. The low maintenance rear garden has a South Westerly aspect. Off road parking is located to the front of the house. Available to let from June 2025 on an unfurnished basis. Viewing is highly recommended. COUNCIL TAX BAND: C



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 hallway  
8'6 x 6'3

Kitchen  
9'6 x 8'6

Living room  
16'0 x 15'4

First floor landing  
9'1 x 6'3

Bedroom  
12'5 x 9'10

Bedroom  
9'7 x 9'6

Bedroom  
9'4 x 5'11

Bathroom  
6'3 x 5'11

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)

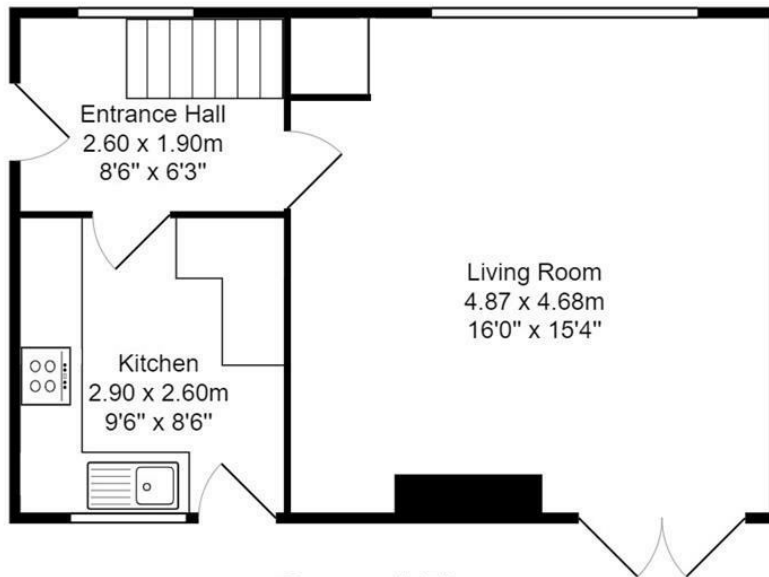


Council:- Brighton & Hove City Council  
Council Tax Band:- C

#### Energy Efficiency Rating

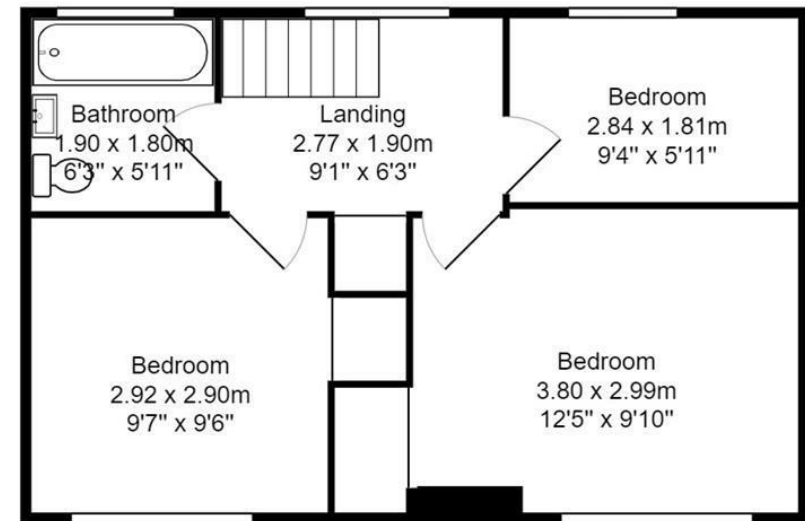
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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### Ground Floor

Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>



### First Floor

Area: 37.0 m<sup>2</sup> ... 399 ft<sup>2</sup>

Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>