



220, Valley Road, Brighton, BN41 2TJ

**Spencer  
& Leigh**

220, Valley Road,  
Brighton, BN41 2TJ

£1,750 Per Calendar Month -

- Detached two bedroom bungalow
- Spacious lounge overlooking the rear garden
- White fitted kitchen
- Bathroom suite with separate WC
- Decorated to a neutral colour scheme
- Bright and airy interior
- Gas fired central heating
- Double glazed windows
- Secluded lawn front and rear garden
- Private driveway

This well proportioned detached bungalow is presented to a neutral colour scheme. The accommodation features a good size lounge which overlooks the rear garden, a kitchen comprising white units with plenty of storage space and a cooker, two double bedrooms and white bathroom suite with separate WC. There is a secluded lawn rear garden and a private driveway (please note the garage is not included). The bungalow has gas fired central heating and double glazed windows. Being available for possession from early February on an unfurnished basis. Local shops and popular schools are located within walking distance. Viewing is recommended.

COUNCIL TAX - BAND C.



Entrance Hall

Living Room  
13'2" x 10'10"

Kitchen  
10'9" x 9'11"

Bedroom 1  
11'11" x 11'2"

Bedroom 2  
10'5" x 9'11"

Bathroom

WC

Rear Garden

#### Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Private driveway and free on road parking

Broadband: Standard 9 Mbps, Superfast 40 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

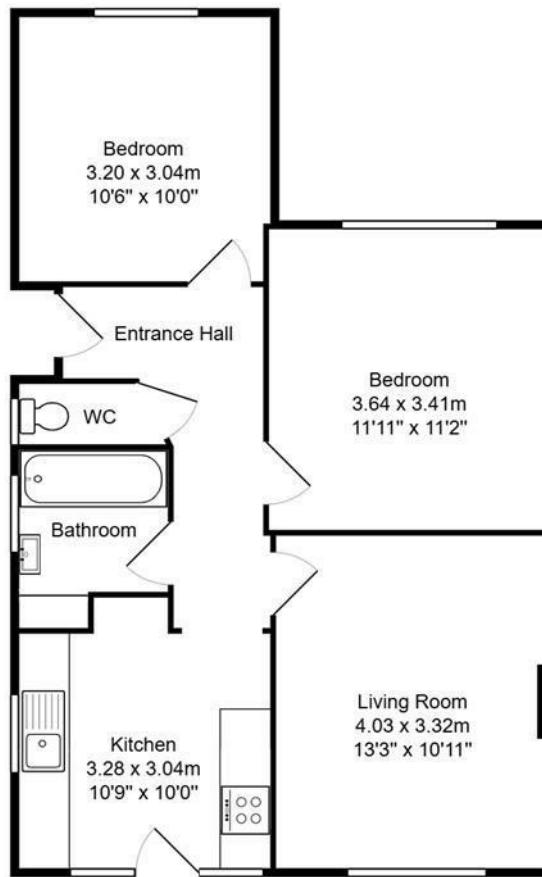
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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

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Total Area: 58.0 m<sup>2</sup> ... 625 ft<sup>2</sup>

All measurements are approximate and for display purposes only.