



112, Valley Road, Brighton, BN41 2TL

Spencer  
& Leigh

112, Valley Road,  
Brighton, BN41 2TL

£2,100 Per Calendar Month -

- Semi detached chalet bungalow
- Arranged over two floors offering versatile accommodation
- Three/four bedrooms
- Spacious lounge
- Kitchen/breakfast room
- Ground floor wet room
- Lawn rear garden
- Off road parking
- Available now, unfurnished
- Popular location near shops and schools

Being arranged over two floors, this semi detached chalet bungalow is versatile in nature and could potentially be utilised as four bedrooms. There is a good size lounge which flows into a kitchen/breakfast room with doors leading out to the rear garden. The ground floor is home to three bedrooms and the wet room. A further room is located on the first floor and has pleasant roof top views. The property has gas fired central heating, double glazed windows and is offered unfurnished with immediate possession. There is a low maintenance rear garden providing an ideal space to entertain and relax. Viewing is recommended. COUNCIL TAX BAND C.



Entrance Hall

Living Room  
12'0" x 12'11"

Kitchen  
15'5" x 7'3"

Bedroom 1  
10'5" x 10'11"

Bedroom 2  
12'0" x 13'10"

Bedroom 3  
10'5" x 9'3"

Bedroom 4  
8'11" x 9'4"

Wetroom

Garage  
8'7" x 18'3"

Garden

#### Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and free on street parking

Broadband: Standard 7 Mbps, Superfast 55 Mbps, Ultrafast 1800

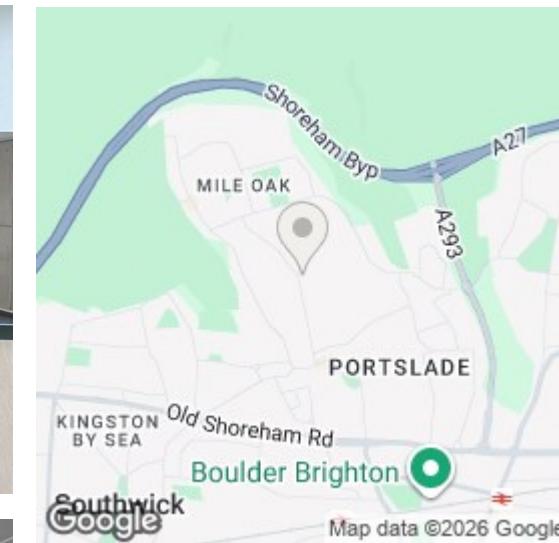
Mbps

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:- Brighton & Hove  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only