



9, Galliers Close, Brighton, BN1 8TR

**Spencer
& Leigh**

9, Galliers Close,
Brighton, BN1 8TR

£1,995 Per Month -

- Well presented detached bungalow
- Three good size bedrooms
- Lounge/dining room
- Modern fitted kitchen
- Stylish tiled shower room
- Under house storage
- Low maintenance rear garden
- Outside cabin with power & lighting
- Private driveway & garage
- Sought after location

Situated in a quiet close within Patcham is this well presented detached bungalow with three double bedrooms. The accommodation is deceptive, partly due to a full width rear extension providing generous living space. The rooms feature a lounge/dining room, a modern kitchen, a cabin in the rear garden which benefits from power and lighting and a separate under house storage area which may be used as a utility room. Conveniently, there is a private driveway providing off road parking and a garage which benefits from an inspection pit. Other points worthy of a mention is that the property has gas fired central heating and double glazed windows and has the benefit of being located near to a selection of local schools catering for all ages and shops all within walking distance. Available from mid August on an unfurnished basis. Viewing highly recommended.



Galliers Close is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hallway

Lounge/dining room
21'11 x 9'1

Kitchen
9'11 x 9'10

Bedroom
14'8 x 8'8

Bedroom
12'7 x 8'11

Bedroom
11'4 x 11'

Under house storage

Shower room

Rear garden

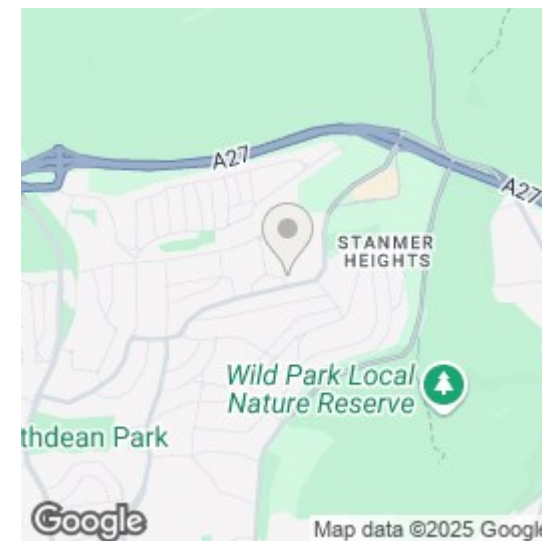
Cabin with power & lighting

Garage
14'8 x 8'8

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

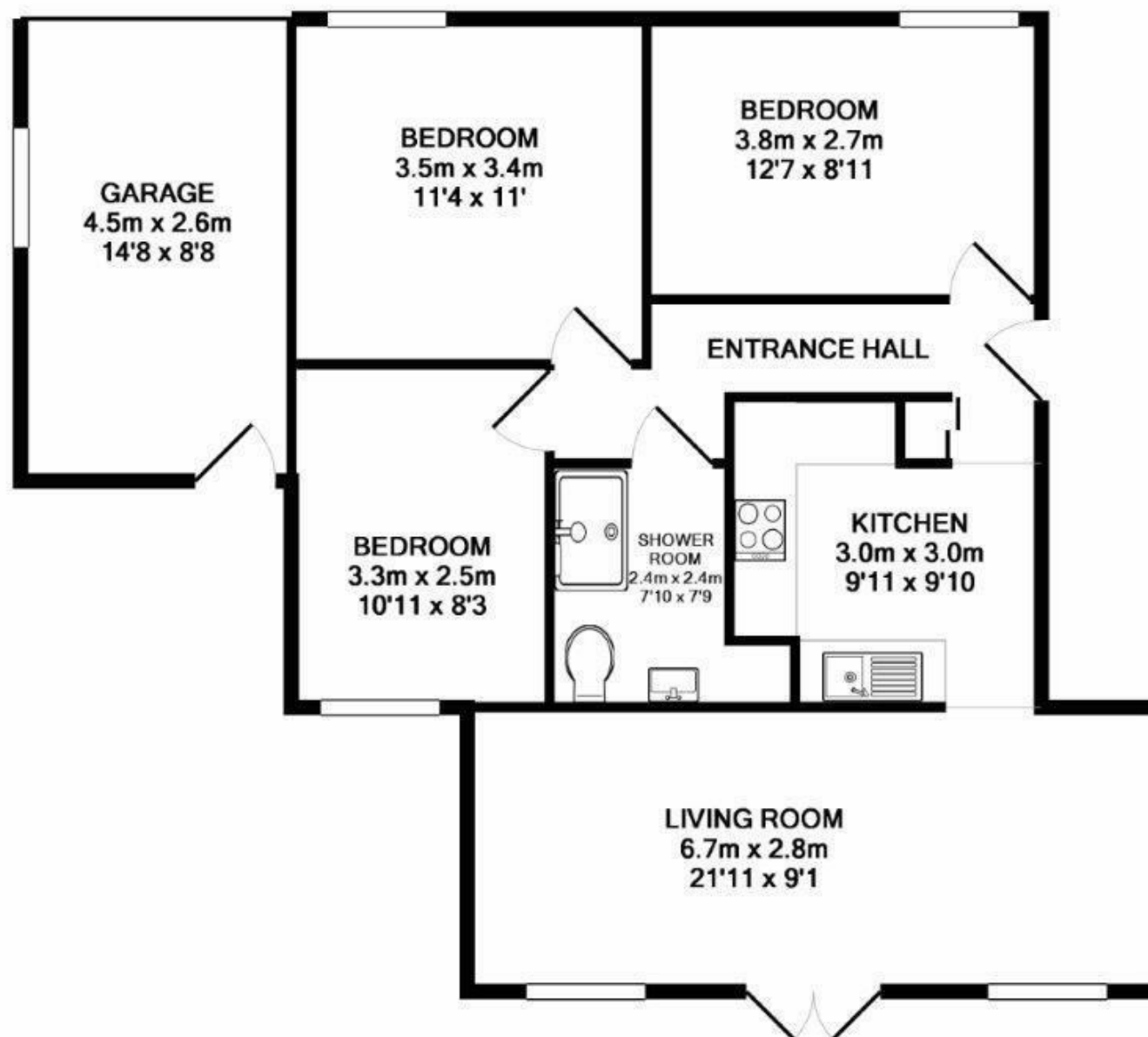
w: www.spencerandleigh.co.uk



Council:-
Council Tax Band:-

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

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TOTAL APPROX. FLOOR AREA 78.8 SQ.M. (848 SQ.FT.)
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