

**Spencer
& Leigh**



10, The Parks, Brighton, BN41 2JF

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£1,750 Per Month -

- Attractive semi detached family home
- Three bedrooms
- Spacious lounge dining room
- Kitchen breakfast room
- Ground floor cloakroom
- Available fully furnished if desired
- Low maintenance rear garden
- Garage with garden room
- Plenty of off road parking
- Located in a quiet close

Tucked away in a quiet close only a stones throw from The South Downs, this well presented three bedroom semi detached house is not one to be missed. Upon entering you are greeted by a good size lounge dining room which flows into the kitchen breakfast room and in turn the rear garden. There is a useful ground floor cloakroom with the three bedrooms and the family bathroom being located on the first floor. Conveniently, there is an option for the property to be offered fully furnished which includes white goods in the kitchen. Beautiful distant views can be enjoyed from the first floor. The property boasts gas fired central heating and double glazed windows. The garage has been partially converted making a versatile space with the rear portion suitable as a home office or garden room. Additional parking is available to the side of the property. Available from mid March 2023, viewing is strongly advised. COUNCIL TAX BAND: E



The Parks is lovely residential area near Foredown Tower with local schools near by and supermarkets Sainsbury's & Tesco's a few minutes by car. Easy access to all major routes into and out of the city and frequent buses from Fox Way. Golf courses and sports centres are also close by.



Entrance

Living room
15'11 x 14'8

Kitchen/Diner
14'8 x 8'5

Downstairs W.C

Landing

Bedroom one
13'5 x 8'7

Bedroom two
10'10 x 8'7

Bedroom three
10'5 x 6'1

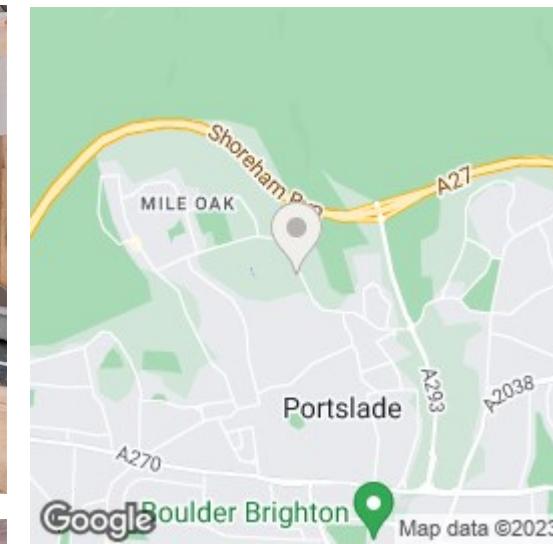
Bathroom

Garage

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

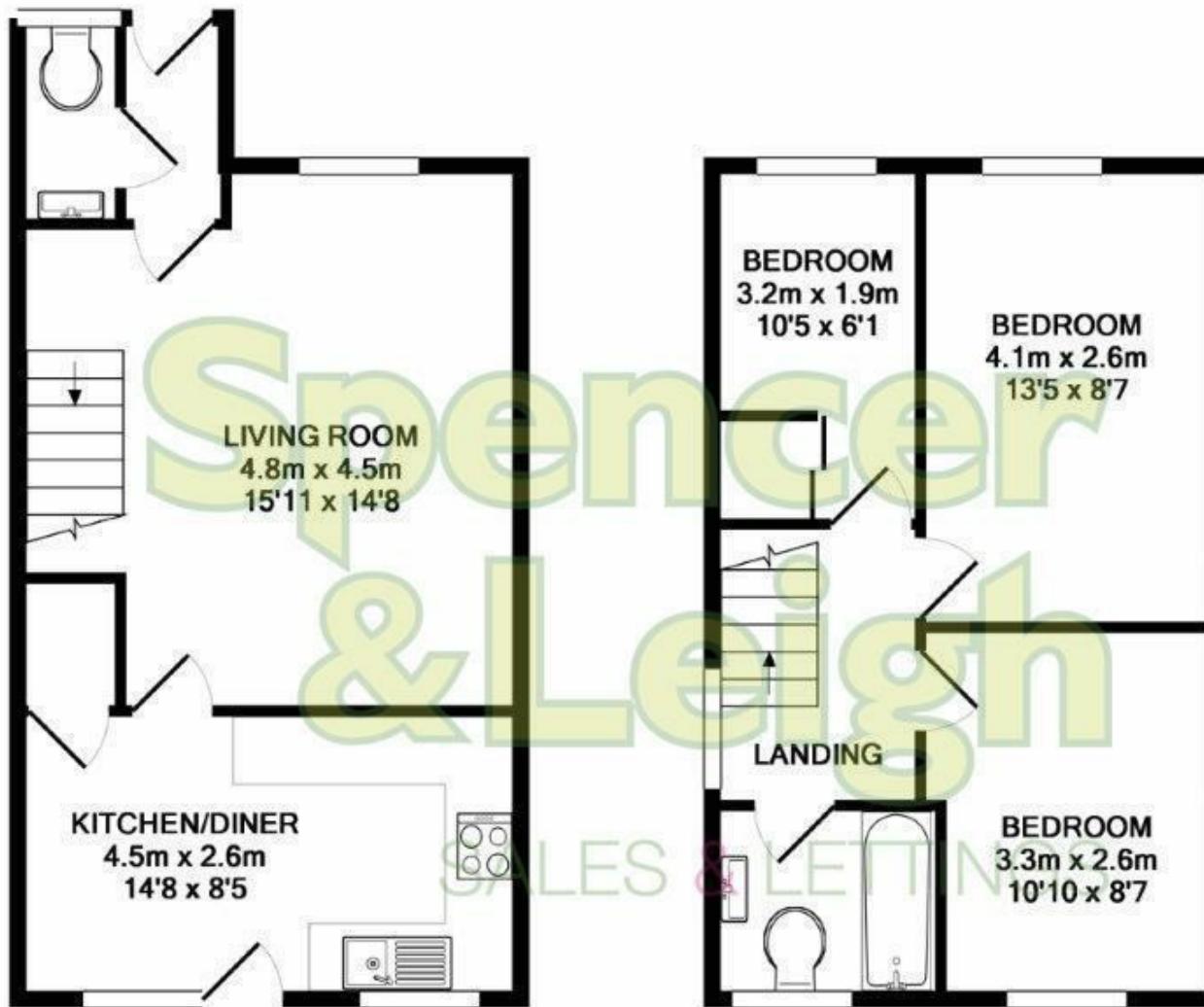
w: www.spencerandleigh.co.uk



Council:- Brighton & Hove
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	72	
(69-80) C		
(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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GROUND FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(382 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.1 SQ.M.
(356 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.6 SQ.M. (738 SQ.FT.)

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