



5, Walton Bank, Brighton, BN1 9AT

Spencer
& Leigh

5, Walton Bank,
Brighton, BN1 9AT

£1,300 Per Month -

- Two bedroom mid terraced house
- Spacious lounge and separate dining room
- Kitchen/breakfast room
- Utility room
- Fitted shower room
- Pleasant distant views
- Established front & rear garden
- GCH & double glazed windows
- Available end of May, unfurnished
- Viewing advised

NO DEPOSIT OPTION AVAILABLE! Located in a secluded position with beautiful distant views, this two bedroom house offers extended and versatile accommodation. Available end of May on an unfurnished basis, the property features a good size lounge extending into a dining room, which potentially could be used as an occasional third bedroom. There is a spacious kitchen/breakfast room which adjoins a useful utility room. Both of the bedrooms and the fitted shower room are situated on the first floor and it is from here that beautiful panoramic views can be enjoyed. There is an attractive lawn garden stocked with shrubs making a pleasant area to relax and entertain friends. A regular bus service to the city centre is accessible in Rushlake Road and local shops are within walking distance in Park Road.



Entrance hall
7'2 x 6'0

Living room
16'11 x 10'6

Kitchen/Breakfast room
15'2 x 12'7

Dining room
10'6 x 8'10

Utility room
7'4 x 3'2

Landing

Bedroom one
15'2 x 10'5

Bedroom two
10'8 x 9'11

Shower room
7'4 x 4'11

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

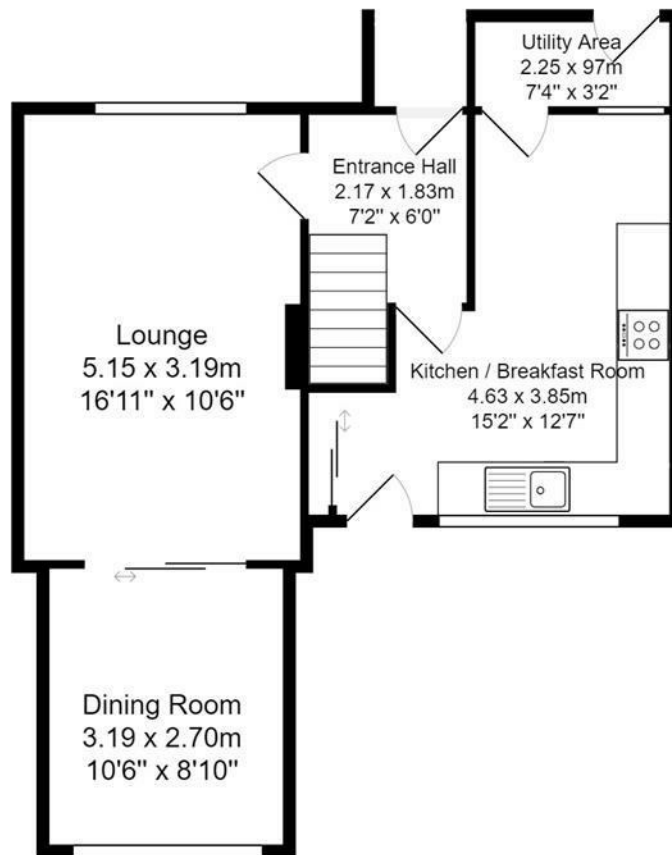
w: www.spencerandleigh.co.uk



Council:-
Council Tax Band:-

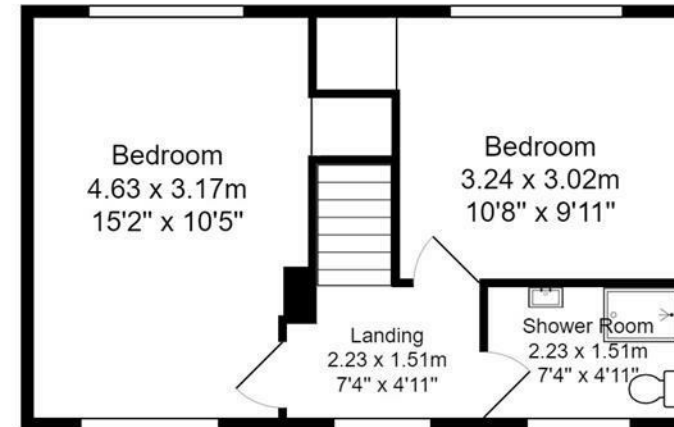
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
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Ground Floor

Area: 48.8 m² ... 525 ft²



First Floor

Area: 34.6 m² ... 373 ft²

Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021