



11, Park Road, BN1 9AA

Spencer
& Leigh

11, Park Road,
, BN1 9AA

£1,950 PCM -

- Semi detached family home
- Three generously sized bedrooms
- Newly refurbished interior
- Two separate reception rooms
- Fitted kitchen with a brand new cooker
- White bathroom & a separate WC
- Good size mature rear garden
- Gas fired central heating & double glazed windows
- Available now, unfurnished
- Great location

This property has been newly refurbished internally and in our opinion, makes a great family home due to it's spacious rooms and versatile arrangement. The ground floor features two separate reception rooms, both having a pleasant outlook of the rear garden, a fitted kitchen and a useful study/playroom area. All three bedrooms are located on the first floor together with a separate WC and the family bathroom, which unusually has a shower cubicle in addition to a bath. The property has a great feel to it due to the fresh and bright interior, along with original features which add to the character. There is a good size lawn rear garden with established shrubs and a pleasant front garden. Available with immediate possession on an unfurnished basis, the property benefits from double glazed windows and gas fired central heating. Coldean itself has a selection of local shops, a regular bus service to the city centre and a popular school for infants and juniors. Viewings is highly recommended. COUNCIL TAX - BAND D.



Entrance Hall

Lounge
11'8" x 11'3"

Kitchen
8'11" x 8'5"

Dining Room
11'8" x 9'4"

Study
11'7" x 6'8"

Bedroom 1
11'8" x 11'5"

Bedroom 2
11'8" x 9'0"

Bedroom 3
8'6" x 8'4"

Bathroom

WC

Rear Garden

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Free on street parking

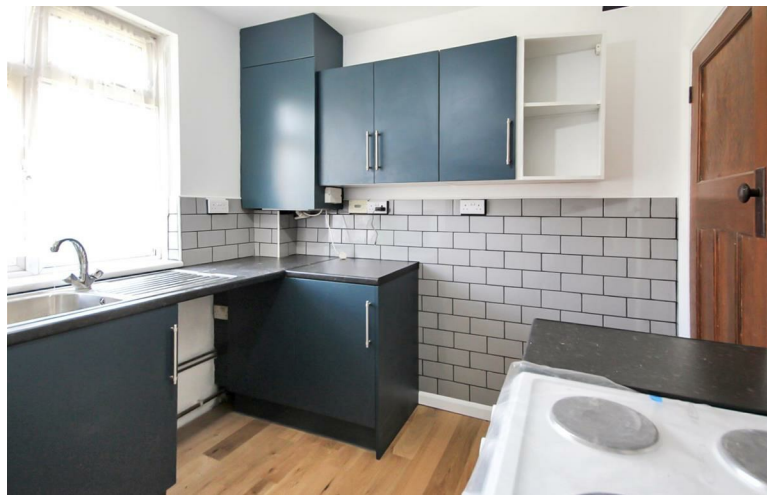
Broadband: Standard 2 Mbps, Superfast 80 Mbps and Ultrafast 5500 Mbps

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

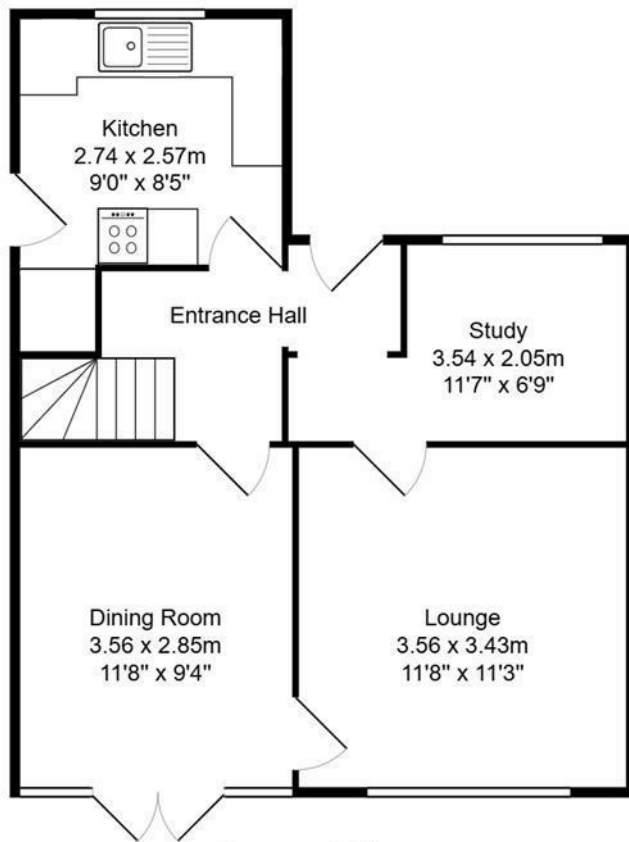


Council:- BHCC
Council Tax Band:- D

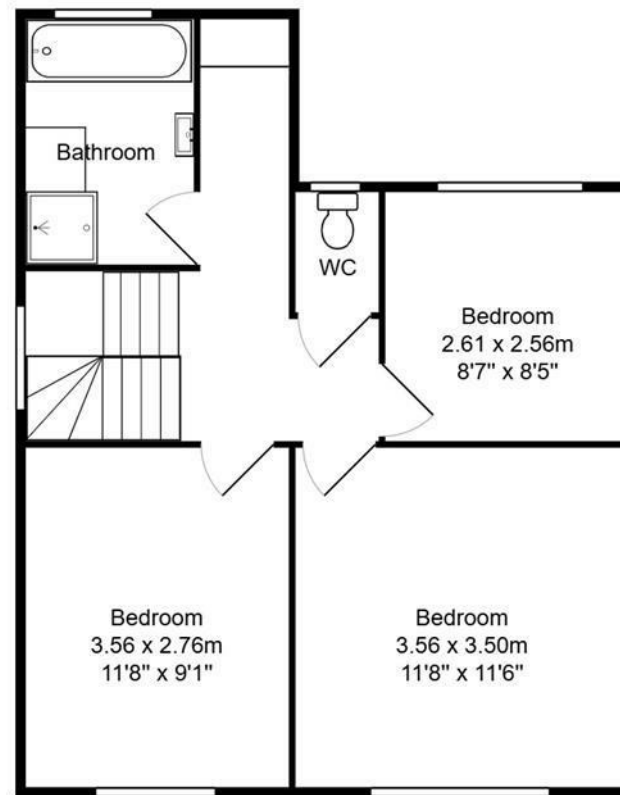
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor
Area: 42.5 m² ... 457 ft²



First Floor
Area: 44.5 m² ... 479 ft²

Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only.