



24, The Parks, Brighton, BN41 2JF

**Spencer
& Leigh**

24, The Parks,
Brighton, BN41 2JF

£1,750 Per Month -

- Two bedroom mid terraced house
- Good size lounge overlooking the rear garden
- Modern fitted kitchen with appliances included
- White bathroom suite
- Pleasant lawn rear garden
- Two allocated off road parking spaces
- Freshly painted interior
- Gas fired central heating
- Distant view towards the sea
- Available now, unfurnished

Tucked away in a quiet close, this well presented home has been freshly painted to a bright and neutral colour scheme and is ready for immediate possession. Offered on an unfurnished basis, the accommodation features a good size lounge with space for a dining table, a modern fitted kitchen equipped with appliances, a convenient ground floor WC, a family bathroom and two bedrooms, both of which have fitted storage space. There is a pleasant rear lawn garden which has a secluded decked and patio area. Two off road parking spaces are situated on a neighbouring private hardstand. The property has the benefit of gas fired central heating and double glazed windows. Not one to be missed, early internal viewing is highly recommended. COUNCIL TAX - BAND D.



Entrance Hall
 Kitchen
 Lounge/Diner
 15'1" x 12'7"
 WC
 Bedroom 1
 12'7" x 8'1"
 Bedroom 2
 12'7" x 8'3"
 Bathroom

Property Information

Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains electric, gas, water and sewerage
 Parking: Off street private parking
 Broadband: Standard 12 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

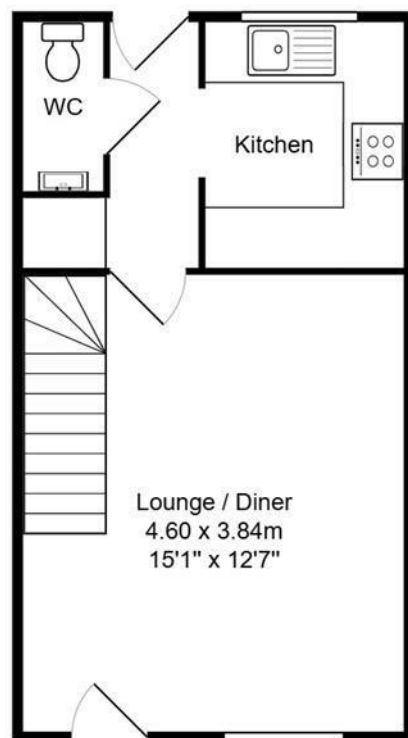


Council:- Brighton & Hove
 Council Tax Band:- D

Energy Efficiency Rating

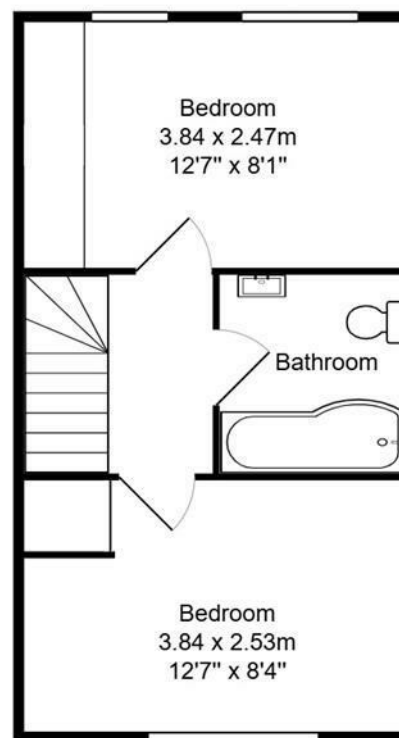
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Ground Floor

Area: 27.0 m² ... 291 ft²



First Floor

Area: 27.0 m² ... 290 ft²

Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.