



3, Lynchet Walk, Brighton, BN1 7FQ

Spencer
& Leigh

3, Lynchet Walk,
Brighton, BN1 7FQ

£1,595 Per Month -

- Well presented home
- Two bedrooms
- Good size lounge
- Larger than usual modern style kitchen
- Modern white bathroom suite
- GCH & double glazed windows
- Conservatory
- Low maintenance rear garden
- Parking space included
- Available immediately, unfurnished

This two bedroom home is modern with a bright and airy interior and has the benefit of being located in a quiet cul-de-sac. Upon entering, you walk into a larger than usual modern style kitchen which in turn leads through to the living room and on to the rear conservatory. Both bedrooms are considered to be good sized rooms and are located on the first floor together with the well presented family bathroom. There is a secluded low maintenance patio garden and an allocated parking space. The house has the added benefit of double glazed windows and gas fired central heating. Available immediately on an unfurnished basis, viewing is highly recommended. COUNCIL TAX BAND: C



Lynchet Walk is situated in a popular area with extensive views across Brighton. There is easy access to bus routes in and out of the city along with local shops in The Dip and at Fiveways. Mouslecoomb Train Station is within easy walking distance as is Wild Park Local Nature Reserve.



Kitchen/breakfast room
12'5 x 11'2

Living room
11'2 x 9'2

Conservatory
8'9 x 6'10

Landing

Bedroom one
11'2 x 7'6

Bedroom two
11'2 x 5'8

Bathroom
8'3 x 4'11

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: Allocated parking

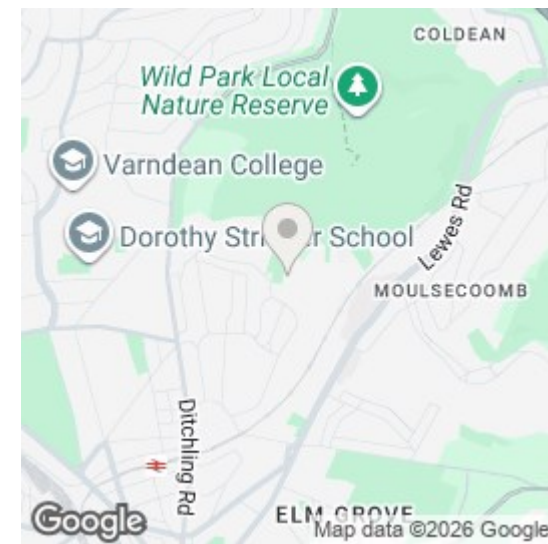
Broadband: Standard 6 Mbps, Superfast 54 Mbps, Ultrafast 1000 Mbps

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

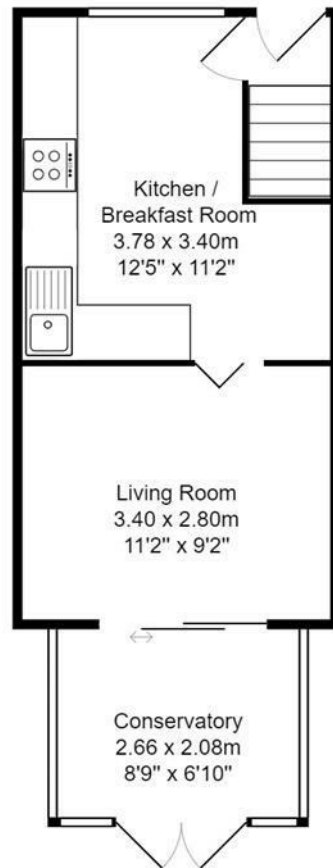


Council:- Brighton & Hove
Council Tax Band:- C

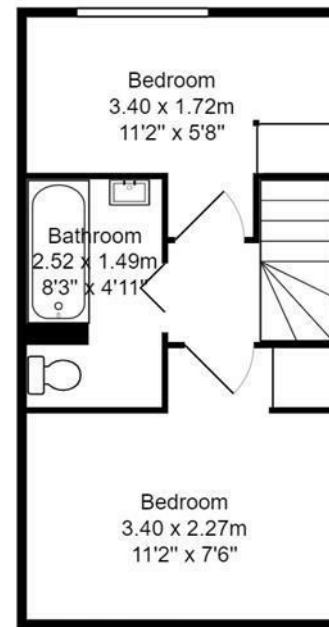
Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (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: 28.4 m² ... 306 ft²



First Floor
Area: 22.6 m² ... 243 ft²

Total Area: 51.0 m² ... 549 ft²

All measurements are approximate and for display purposes only.