



8, Grangeways, BN1 8XN

Spencer
& Leigh

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, BN1 8XN

£2,600 PCM -

- Detached chalet bungalow refurbished in 2025
- Three double bedrooms
- En-suite shower room & modern family bathroom
- 21' lounge with open fireplace
- Modern fitted kitchen & utility room
- Freshly decorated with fitted grey carpets
- Neutral contemporary interior
- Mature south facing rear garden
- Sought after location in a quiet close
- Viewing highly recommended

Properties rarely become available in this sought after Close within five minutes walk of Patcham Old Village and opposite the beautiful Peace Gardens in Old London Road. This detached and extended chalet bungalow was refurbished to a high standard in the summer of 2025, featuring on the ground floor, a 21' lounge with patio doors accessing the rear garden, a 12' contemporary fitted kitchen with integrated appliances, a separate 10' utility room, two good size double bedrooms and a modern white bathroom suite. On the first floor there is a 15' master bedroom with en-suite shower room and a pleasant southerly outlook. There is a large rear garden which is tiered with mature trees and shrubs, whilst having a Southerly aspect. The front of the property has been block paved having off road parking for several vehicles. Benefits include gas fired central heating and double glazed windows. Available from the end of August on an unfurnished basis. Call now to arrange your viewing.

COUNCIL TAX - BAND E.



Grangeways is a much sought after location situated close to Patcham Old Village. There are what are considered to be excellent local schools within the immediate vicinity which are easily accessible. The amenities of the Old Village are only a stones throw away. Commuter links to Brighton, London & Gatwick are provided by the A23 or Preston Park mainline railway station.



Entrance hall

Living Room
20'9" x 14'7"

Kitchen
11'11" x 9'2"

Bedroom
10'11" x 9'4"

Bedroom
13'4" x 10'4"

Bathroom
9'11" x 6'3"

Utility room
11'0" x 4'11"

Landing

Bedroom
15'7" x 15'1"

En-suite shower room

Property Details

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and free on-street parking

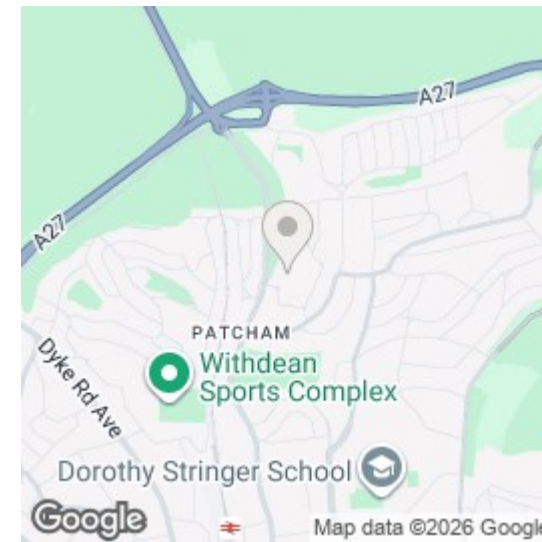
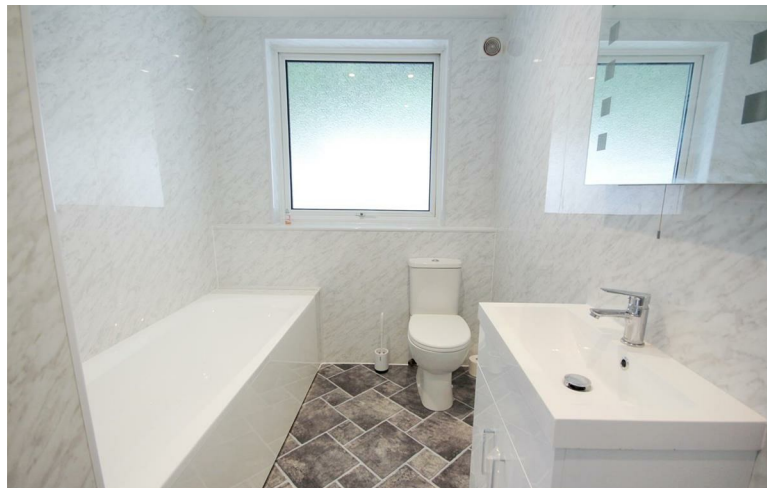
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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

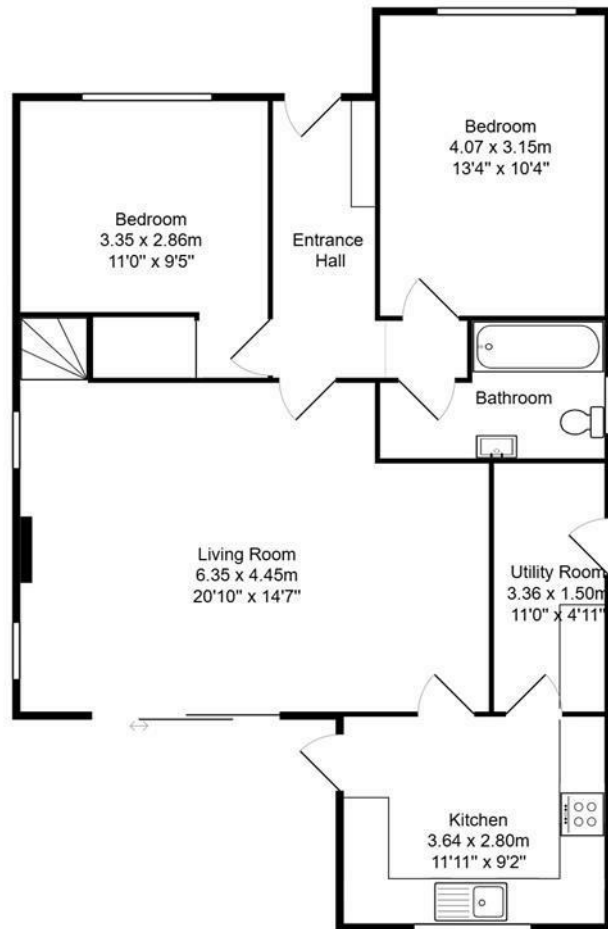


Council:- Brighton & Hove
Council Tax Band:- E

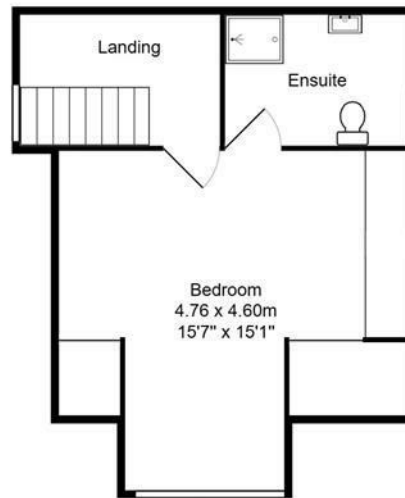
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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: 79.2 m² ... 852 ft²



First Floor
Area: 29.0 m² ... 312 ft²

Total Area: 108.2 m² ... 1164 ft²

All measurements are approximate and for display purposes only.