



18, Woodbourne Avenue, Brighton, BN1 8EQ

Spencer
& Leigh

18, Woodbourne Avenue,
Brighton, BN1 8EQ

£1,950 Per Calendar Month -

- Well presented chalet bungalow
- Four bedrooms, arranged over two floors
- Spacious lounge through dining room
- Modern fitted kitchen with appliances
- White bathroom suite
- Landscaped South facing garden
- Private off road parking for 2 vehicles
- Beautiful distant roof top views
- Offered from March, unfurnished
- Popular residential location near golf course

Located in a prominent position with glorious distant views towards The South Downs, this versatile family home is not one to be missed. Ideally suiting a family, there is a good size lounge dining room which has a dual aspect and flows into the modern fitted kitchen which benefits from integrated appliances. French doors lead out to the landscaped garden which has a Southerly aspect. The first floor is home to three bedrooms and the family bathroom, with the fourth bedroom being situated on the ground floor. The property benefits from gas fired central heating and double glazed windows. Available from early March on an unfurnished basis. Our landlord has enjoyed many happy years living at this property and viewing is highly recommended. Popular schools and local shops are within walking distance. COUNCIL TAX - BAND C



Entrance Hall

Kitchen/Diner
19'1" x 13'3"

Lounge
13'6" x 10'2"

Bedroom 1
10'3" x 8'10"

Bedroom 2
8'11" x 8'9"

Bedroom 3
10'4" x 5'7"

Bedroom 4
8'9" x 7'7"

Bathroom
7'8" x 7'6"

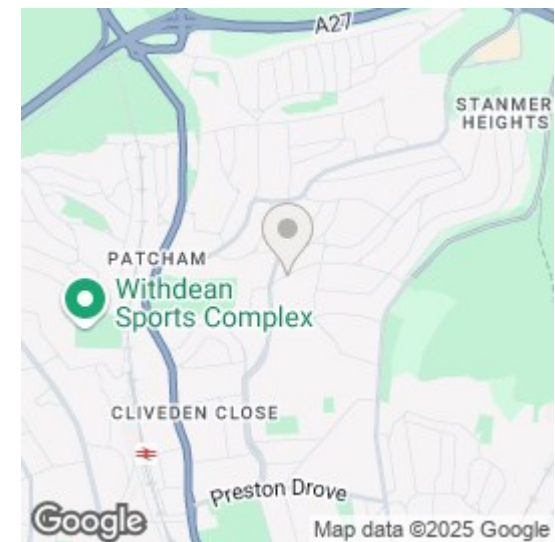
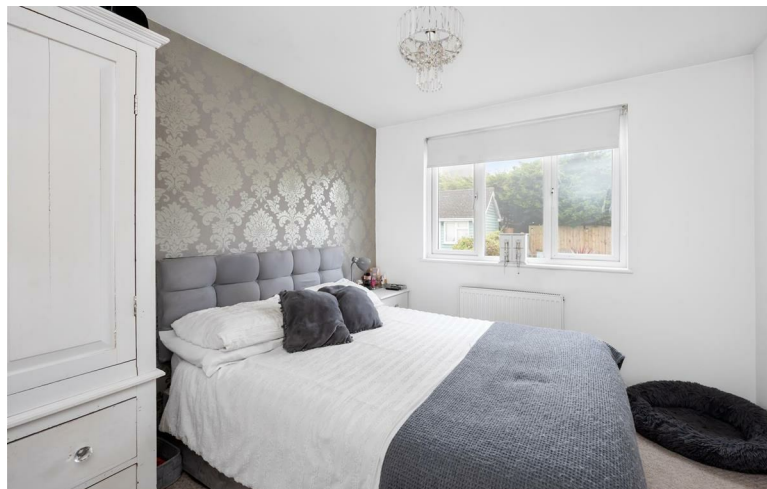
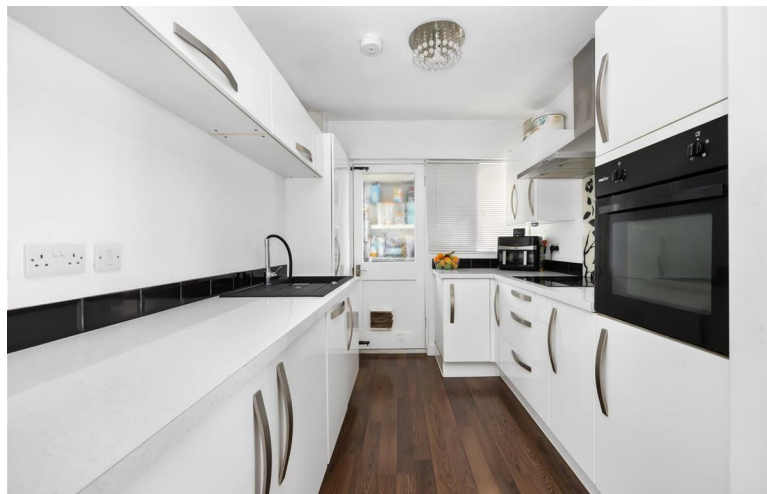
Utility Room

Garden

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

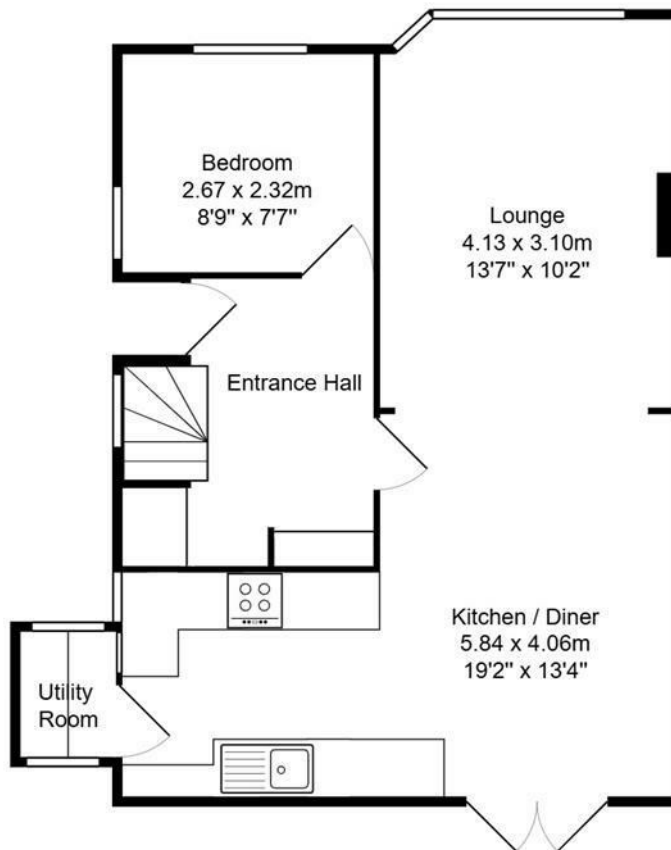


Council:- Brighton & Hove
Council Tax Band:- C

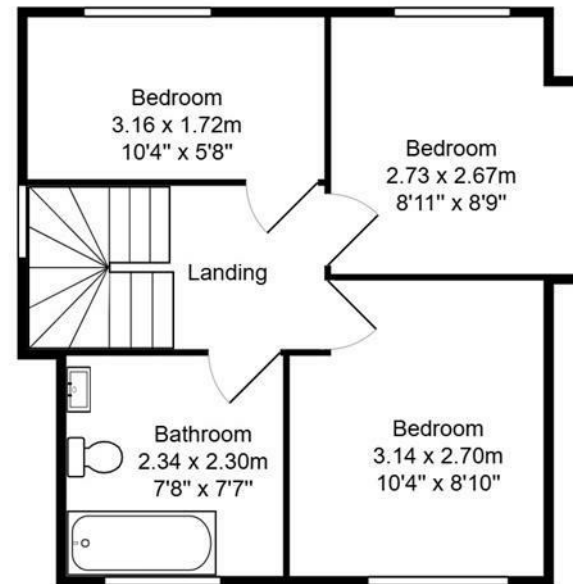
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(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	

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Ground Floor
Area: 48.0 m² ... 517 ft²



First Floor
Area: 33.0 m² ... 356 ft²

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.