



28, Mayfield Crescent, Brighton, BN1 8HQ

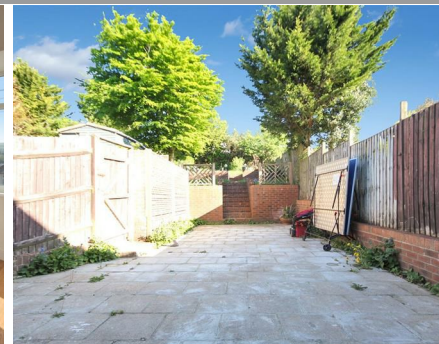
Spencer
& Leigh

28, Mayfield Crescent,
Brighton, BN1 8HQ

£1,850 Per Calendar Month -

- Well presented family home
- Three bedrooms
- Spacious lounge/dining room
- Modern fitted kitchen with appliances
- Newly fitted shower room
- Freshly decorated interior
- Beautiful distant views
- Large patio and terraced lawn garden
- Available immediately, unfurnished
- Viewing highly recommended

Located in an enviable position within Mayfield Crescent, this well presented family home has beautiful distant views over Patcham and beyond. Upon entering, the interior has a fresh, bright and airy vibe, having been recently redecorated to a neutral colour scheme. The ground floor is home to a spacious lounge/dining room which has a dual aspect and sliding doors allowing access to the rear garden. The modern fitted kitchen has an integrated oven and hob, with a freestanding fridge/freezer and washing machine. The first floor is home to the three bedrooms, two of which are good size double rooms, together with a newly fitted shower room. Outside, there is a good size patio which extends into a terraced lawn garden. A useful car port is located at the top of the shared driveway. Offered unfurnished, the property is available to move into immediately. Local schools and shops are situated within walking distance. Early viewing is highly recommended.



Entrance Hall

Lounge
12'11" x 12'5"

Dining Room
12'6" x 10'11"

Kitchen
11'7" x 7'6"

Bedroom 1
12'5" x 11'1"

Bedroom 2
12'6" x 11'1"

Bedroom 3
7'6" x 7'1"

Shower 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

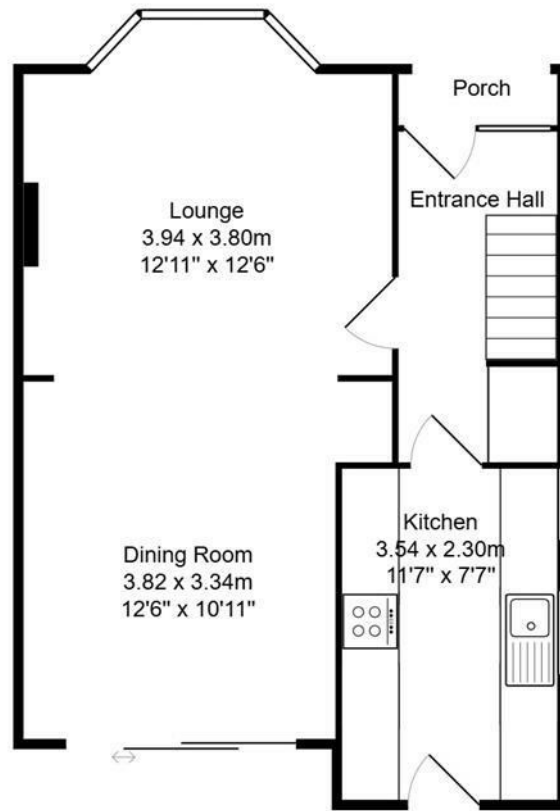
w: www.spencerandleigh.co.uk



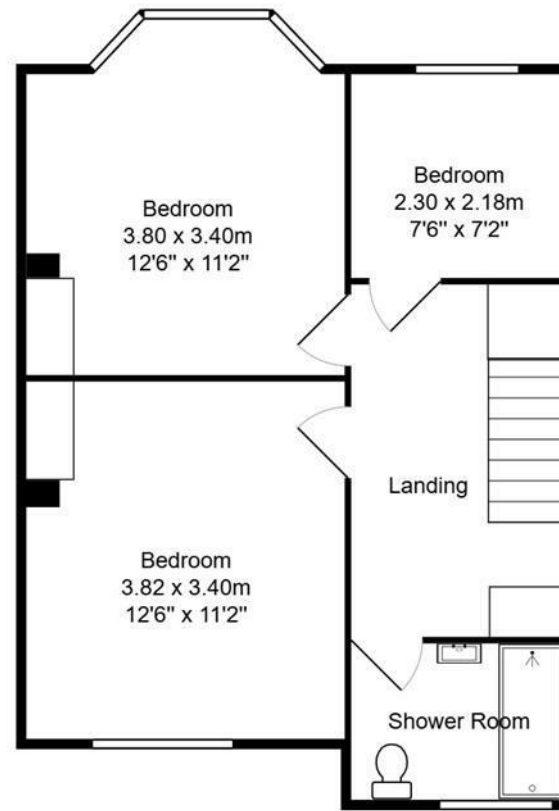
Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(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: 43.5 m² ... 469 ft²



First Floor
Area: 43.5 m² ... 468 ft²

Total Area: 87.0 m² ... 936 ft²

All measurements are approximate and for display purposes only.