



38, Henge Way, Brighton, BN41 2EP

**Spencer
& Leigh**

38, Henge Way,
Brighton, BN41 2EP

£1,895 Per Calendar Month -

- Well presented family home
- Three bedrooms
- Spacious lounge
- Versatile second reception/bedroom four
- Good size kitchen/breakfast room
- White bathroom suite
- Gas fired central heating
- Double glazed windows
- Pleasant lawn rear garden with sun deck
- Available immediately, unfurnished.

Tucked away in a secluded position within Henge Way, this well presented family home is not one to be missed! Upon entering, the spacious lounge immediately impresses and flows into a modern kitchen/breakfast room with plenty of storage space. Unusually, the original garage has been converted into a useful second reception room which would make an ideal games room, office work space or perhaps even a fourth bedroom. The first floor is home to the three bedrooms and family bathroom and it is from here that you can enjoy beautiful far reaching distant views. There is also a ground floor WC for convenience. The outside space features a timber sun terrace and lawn garden, providing a quiet and secluded space to entertain and relax. The property has been redecorated to a neutral theme and has had a carpet shampoo, resulting in an inviting living space, ready to move in to. Available immediately, the property is offered unfurnished and is pet friendly. COUNCIL TAX - BAND E



Lounge
15'7" x 14'6"

Dining/Sitting Room
16'5" x 10'7"

Kitchen/Breakfast Room
14'6" x 8'6"

Bedroom 1
13'5" x 8'6"

Bedroom 2
10'7" x 8'0"

Bedroom 3
10'2" x 5'9"

Bathroom

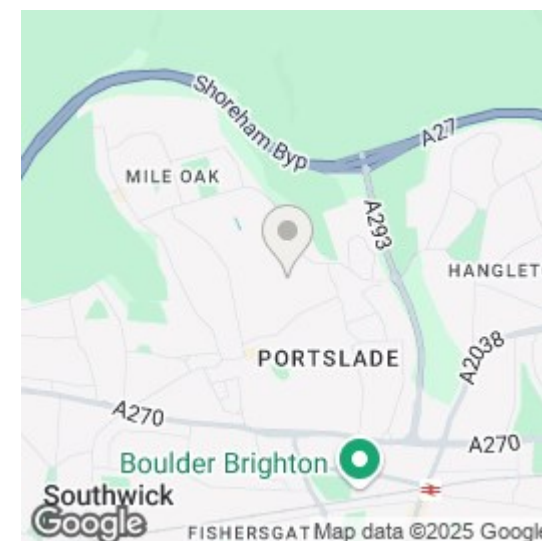
WC

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

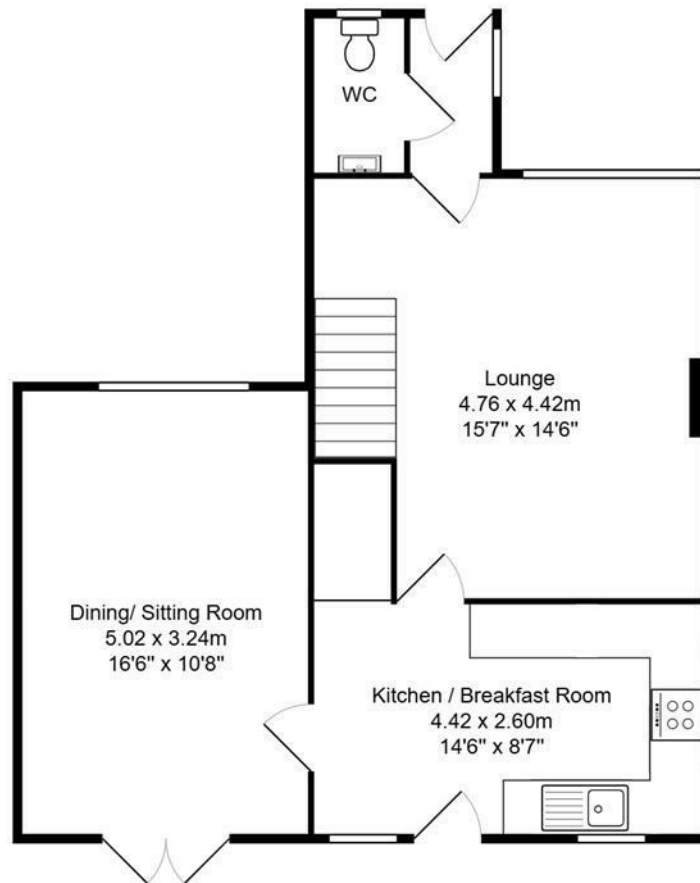


Council:- BHCC
Council Tax Band:- E

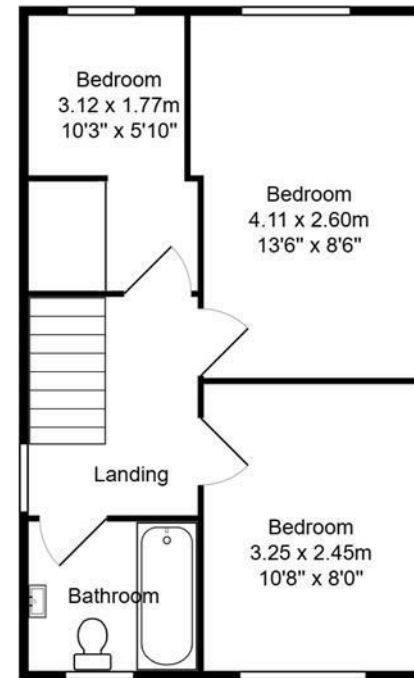
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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: 53.2 m² ... 573 ft²



First Floor
Area: 33.0 m² ... 355 ft²

Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only.