



5, Wayland Avenue, Brighton, BN1 5LW

**Spencer
& Leigh**

5, Wayland Avenue,
Brighton, BN1 5LW

£2,500 Per Month -

- Substantial detached bungalow
- Three good sized bedrooms
- 20' lounge & 10' dining room
- 15' kitchen/breakfast room
- Family bathroom & shower room
- South facing secluded rear garden
- Double garage
- GCH & double glazed windows
- Available end of July, unfurnished
- Sought after location

This well presented detached bungalow is situated within a prime position, in the sought after district of Withdean. The secluded property benefits from versatile accommodation which includes a 20' lounge, a 10' dining room, a contemporary 15' kitchen/breakfast room with integrated appliances, three bedrooms, a family bathroom and an additional shower room. Offered for let from the end of July, the accommodation will be available on a long term basis, unfurnished. Benefits include gas fired central heating and double glazed windows. Further points well worthy of a mention include the mature south facing rear garden, double garage and recent redecoration throughout. Nearby amenities and popular schools are situated within walking distance. In addition, Preston Park mainline railways station and a comprehensive road network to both Brighton and London is easily accessible. COUNCIL TAX - BAND F.



Wayland avenue is situated close to the glorious South Downs and is considered to be a sought after residential road. Withdean nature reserve and Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance Hall
19' x 12'9"

Kitchen
15'4" x 10'3"

Bathroom
7'9" x 2'

Living Room
24' x 20'1"

Bedroom
17'10" x 11'10"

Bedroom
13'3" x 11'10"

Bedroom
32'9" x 22'11" 16'4"

Shower Room
6'9" x 6'2"

Garage

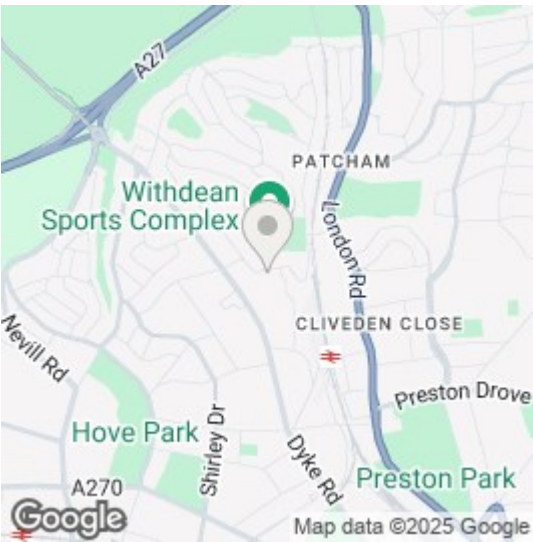
Garden

Front

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

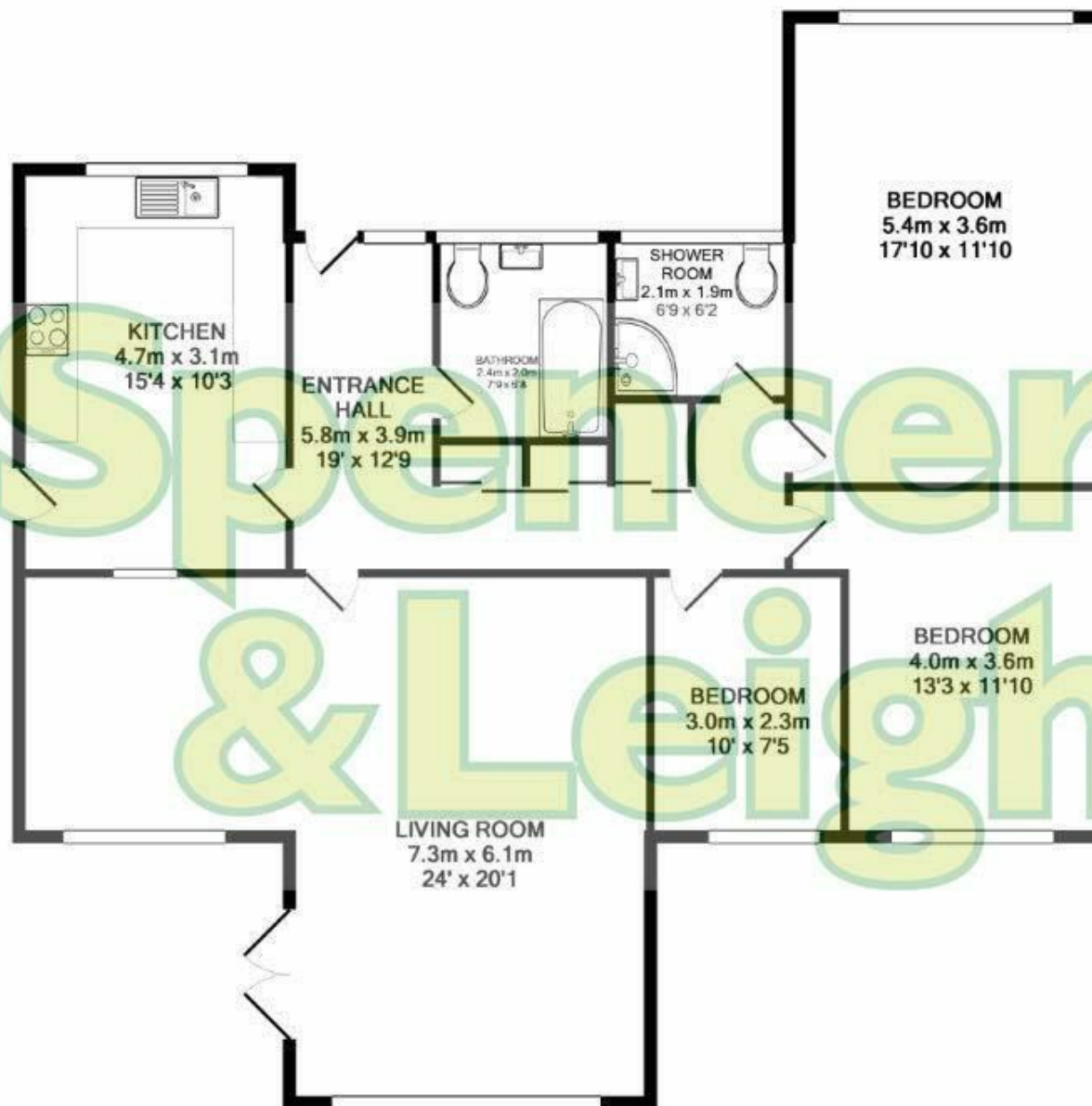
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh



TOTAL APPROX. FLOOR AREA 111.2 SQ.M. (1197 SQ.FT.)

Made with Metropix ©2018