



62, Wickhurst Road, Brighton, BN41 2TF

Spencer  
& Leigh



62, Wickhurst Road,  
Brighton, BN41 2TF

£1,895 Per Month -

- Family home available beginning of October
- Three bedrooms
- Spacious lounge with view out to garden
- Spacious modern white kitchen/breakfast room
- White bathroom suite
- Gas fired central heating
- Double glazed windows
- Lawn rear garden
- Pleasant distant views
- Popular residential location

An ideal family home which is available from early October. The property features three bedrooms and a family bathroom all located on the first floor with a generous amount of living space on the ground floor comprising a lounge and a good size kitchen breakfast room which has space for a dining table. To the rear of the property there is a lawn garden with convenient side access to the front of the property. The property benefits from gas fired central heating and double glazed windows. Lovely distant views can be enjoyed from the first floor. Early viewing is highly recommended to avoid disappointment. COUNCIL TAX - BAND C.





- Entrance hall
- Lounge  
15'9 x 12'8
- Kitchen/Diner  
19'0 x 9'4
- Landing
- Bedroom one  
13'6 x 10'1
- Bedroom two  
11'1 x 8'9
- Bedroom three  
8'8 x 7'10
- Bathroom



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.

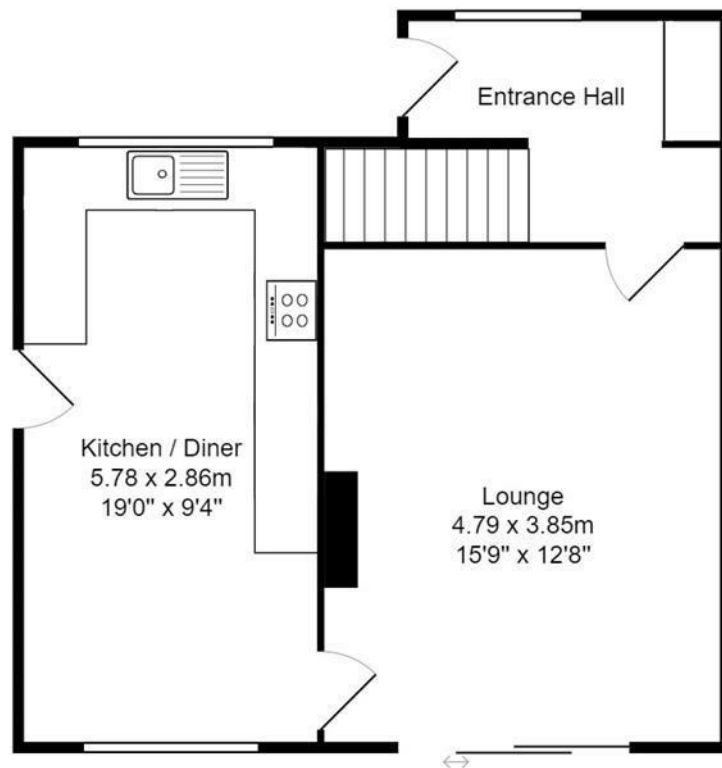
t: 01273 565566  
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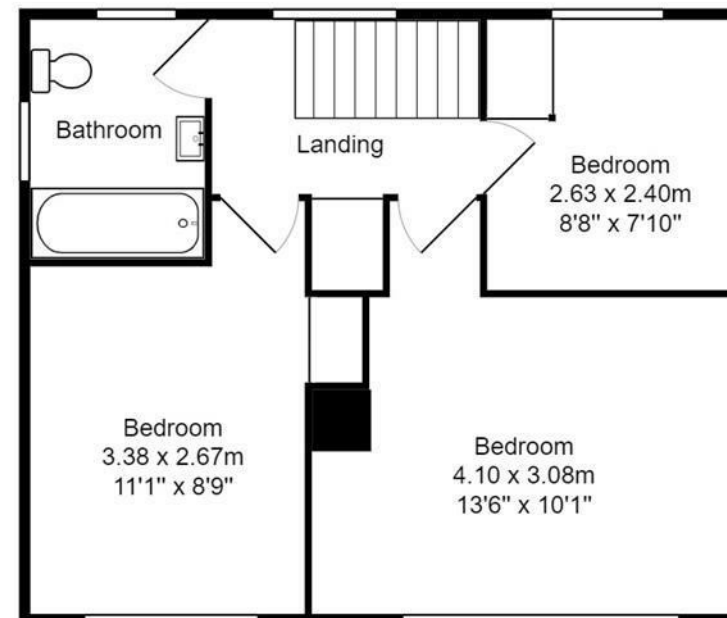
Council:- Brighton & Hove  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



**First Floor**  
Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup>

**Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.