



45, Braybon Avenue, Brighton, BN1 8HH

Spencer
& Leigh

45, Braybon Avenue,
Brighton, BN1 8HH

£1,650 Per Calendar Month -

- Spacious maisonette located on the first and second floor
- Two good size double bedrooms
- Private rear garden
- Fitted kitchen equipped with appliances
- Private driveway and garage
- Pleasant interior which has been partially refurbished
- Beautiful distant views
- Gas fired central heating
- Available immediately, unfurnished
- Viewing highly recommended

Having been partially refurbished, this maisonette which is situated on the first and second floor, has a private rear garden in addition to the use of a garage and private driveway. The pastel colours and newly fitted carpets create a warm and inviting living space which benefit from beautiful far reaching views to the West. Once inside, you are greeted by a spacious lounge, a kitchen fitted with appliances, bedroom two and an impressive bathroom suite. The principal bedroom which measures 16' is located on the top floor. The mature rear garden makes for a great space to relax or entertain friends, with the icing on the cake being the garage and private driveway, providing off road parking and useful storage. The maisonette is available immediately on an unfurnished basis. Viewing is highly recommended. COUNCIL TAX - BAND B.



Entrance Hall

Living Room
14'0" x 13'0"

Kitchen

Bedroom 1
16'11" x 15'1"

Bedroom 2
12'2" x 11'2"

Rear Garden

Property Information
Council Tax Band B: £1,910.06 2025/2026
Utilities: Mains electric, gas, water and sewerage
Parking: On road parking - no permit required
Broadband: Standard 15 Mbps, Superfast 62 Mbps, Ultrafast 1800 Mbps
Mobile: Good coverage (OFCOM checker)



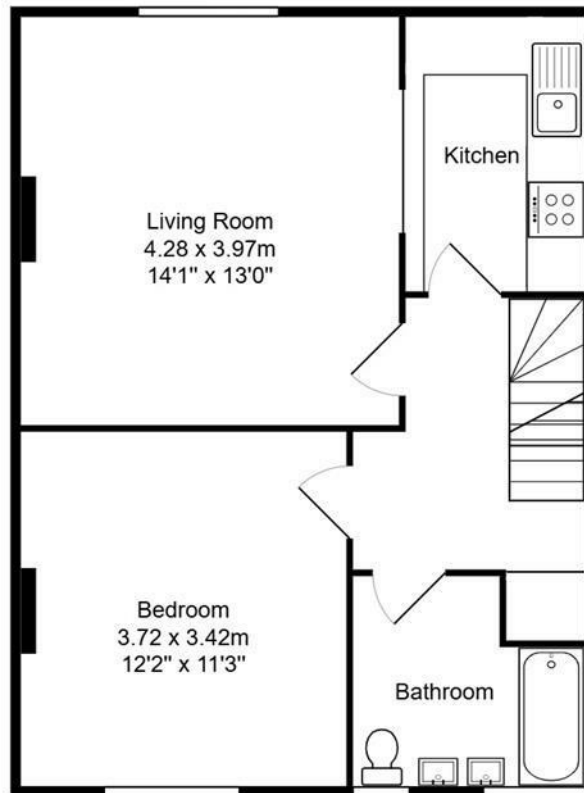
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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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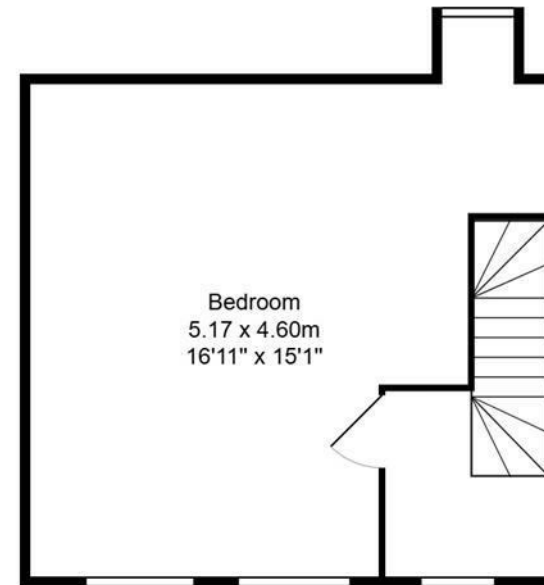
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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



First Floor

Area: 49.0 m² ... 528 ft²



Second Floor

Area: 29.0 m² ... 312 ft²

Total Area: 78.0 m² ... 840 ft²

All measurements are approximate and for display purposes only.