



67, Woodbourne Avenue, Brighton, BN1 8EJ

Spencer
& Leigh

67, Woodbourne Avenue,
Brighton, BN1 8EJ

£1,695 Per Calendar Month -

- Attractive semi-detached bungalow
- Two double bedrooms
- Open planned kitchen/lounge
- Contemporary style kitchen with oven/hob
- Modern style bathroom with shower over bath
- Gas central heating & double glazing
- Off road parking
- Close amenities/access to A27
- Available immediately, unfurnished
- Exclusive to Spencer & Leigh

Offering updated and modernised accommodation, this attractive semi detached bungalow with two double bedrooms is one not to miss. The accommodation offers an entrance hall giving access to a 14' x 10' living room with panoramic views across Patcham towards the South Downs. The kitchen has the added benefit of appliances and the bathroom has a stylish white suite. The property is neutrally decorated and is available to let immediately on an unfurnished basis. Outside the front lawn garden is hedged with flower bed borders and to the rear there is a large lawn garden with mature trees and shrubs. Conveniently there is off road parking for one vehicle. Call now to arrange your viewing. COUNCIL TAX BAND: C



Woodbourne Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Next and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance hall

Kitchen/Living room
22'3 x 15'6

Bedroom one
15'3 x 10'10

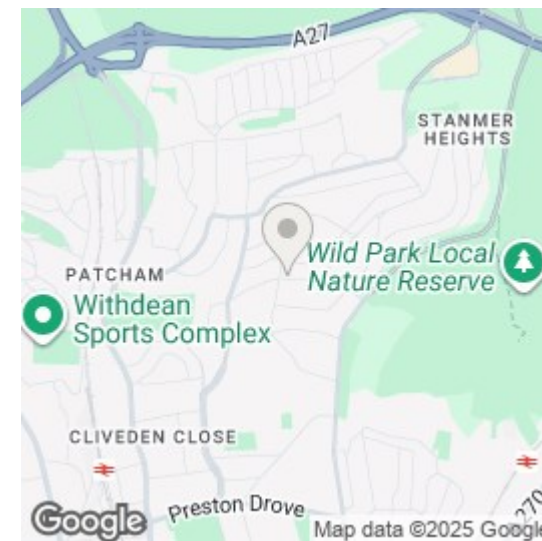
Bedroom two
11'5 x 7'3

Bathroom
7'3 x 5'11

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

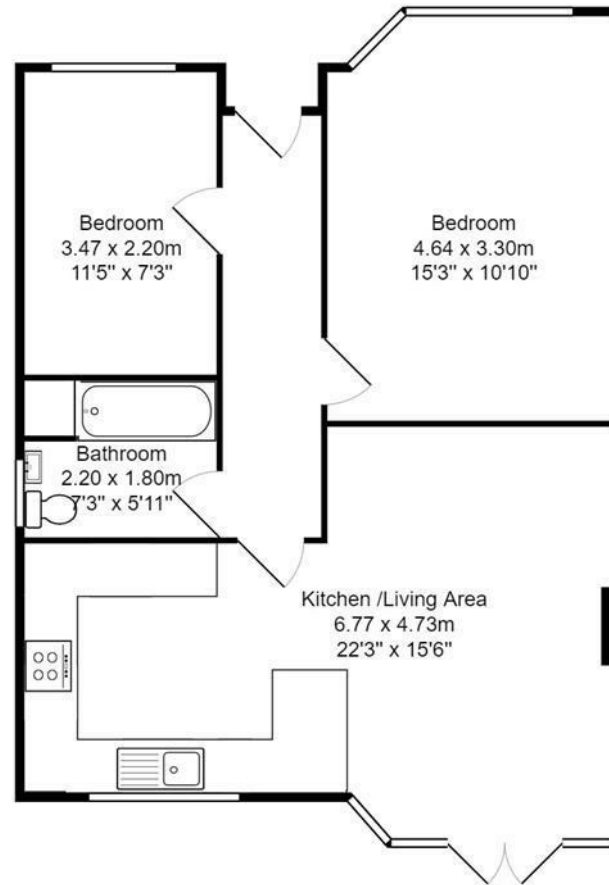


Council:- Brighton & Hove City Council
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		67
(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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Total Area: 58.6 m² ... 631 ft²

All measurements are approximate and for display purposes only.