



28, Heathfield Crescent, Brighton, BN41 2YR

Spencer  
& Leigh

28, Heathfield Crescent,  
Brighton, BN41 2YR

£1,750 Per Calendar Month -

- Newly refurbished home
- Two double bedrooms
- 11' lounge
- 14' newly fitted kitchen breakfast room
- Brand new white bathroom suite
- Newly fitted floor coverings
- Beautiful South facing rear garden
- Gas fired central heating & double glazed windows
- Available immediately, unfurnished
- Great location within Portslade

This attractive home has been tastefully refurbished throughout and benefits from a bright and fresh interior, which includes newly fitted floor coverings. Upon entering, a spacious lounge provides a great social space and this leads through to a newly fitted kitchen breakfast room. There are two bedrooms, both located on the first floor together with a newly fitted white bathroom suite. The rear garden is secluded and has a Southerly aspect. The property also benefits from gas fired central heating and double glazed windows. For those of you wanting a quick move, the property is available immediately on an unfurnished basis. Viewing is highly recommended. Local shops and schools fall within walking distance. COUNCIL TAX - BAND C.



Living Room  
13'11" x 11'6"

Kitchen/Dining Room  
14'10" x 11'5"

Bedroom 1  
14'1" x 13'5"

Bedroom 2  
10'2" x 9'11"

Bathroom

Garden

#### Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Free on-street parking

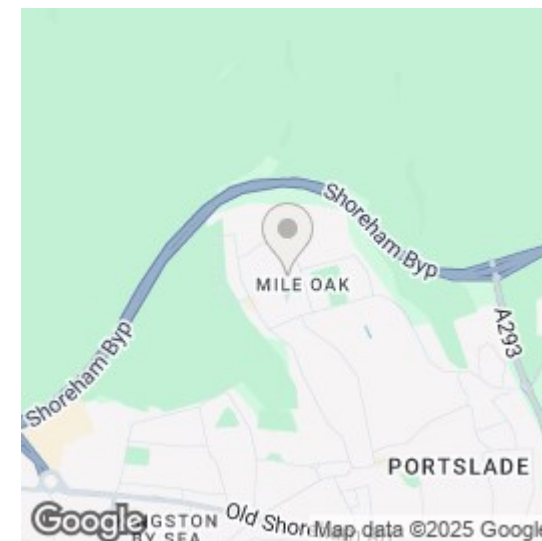
Broadband: Standard 7 Mbps, Superfast 67 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)

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](http://www.spencerandleigh.co.uk)



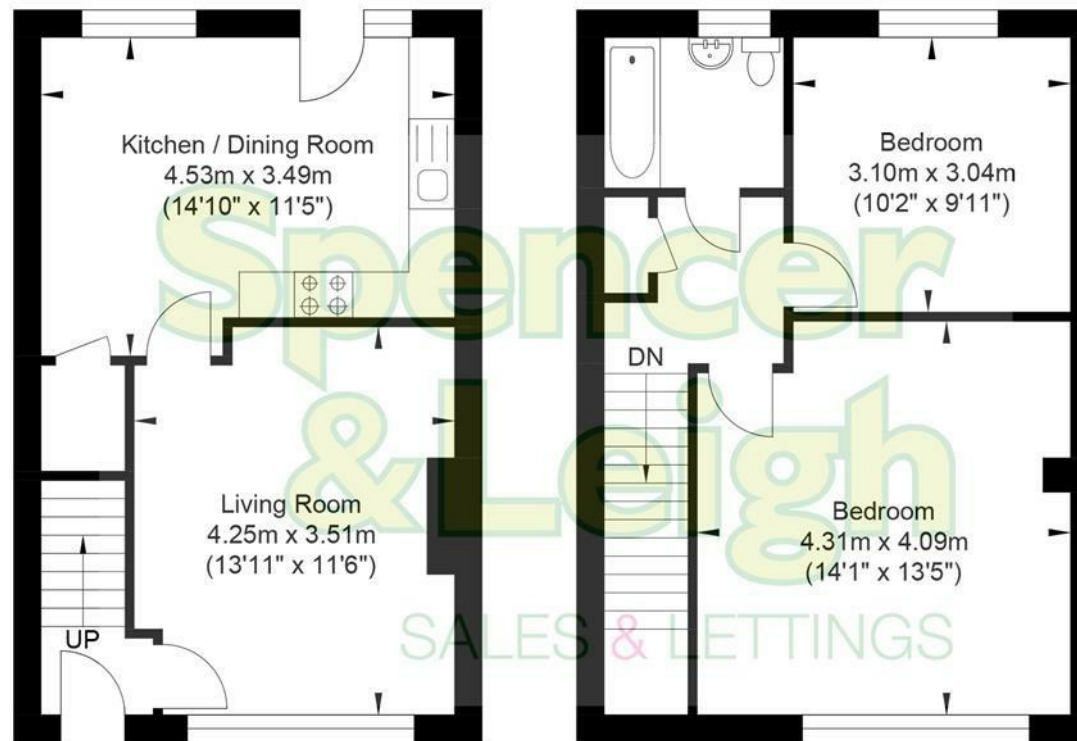
Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 76                         | 84        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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# Heathfield Crescent



Ground Floor  
Approximate Floor Area  
361.77sq ft  
(33.61 sq m)

First Floor  
Approximate Floor Area  
408.16 sq ft  
(37.92 sq m)

Approximate Gross Internal Area = 71.53 sq m / 769.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.