



134, Saunders Hill, Brighton, BN1 9ES

**Spencer
& Leigh**

134, Saunders Hill,
Brighton, BN1 9ES

£1,695 Per Month -

- Well presented home
- Two double bedrooms
- Spacious lounge/dining room
- Modern kitchen with appliances
- White bathroom suite
- GCH & double glazed windows
- Low maintenance rear garden
- Private off road parking
- Ideal location opposite farmland
- Available early March, unfurnished

Don't miss out on your opportunity to secure this fantastic two bedroom home which is offered to let from early March, on an unfurnished basis. The bright and airy interior is decorated to a neutral colour scheme and features a spacious lounge which leads in to a dining room and in turn a modern fitted kitchen with appliances. There are two good sized bedrooms located on the first floor, one having built in wardrobes. The bathroom comprises a white suite with shower over bath. There is a beautiful outlook to the front of the property of adjacent farmland. There is a landscaped low maintenance rear garden generating an ideal space to relax during those summer days. A private hardstand provides off road parking for up to two vehicles. The property benefits from gas fired central heating and double glazed windows. Available for a long term tenancy, our landlord feels that the property would ideally suit a single person or couple and unfortunately won't entertain pets. Local shops are nearby in Beatty Avenue and a bus service to the City centre and Asda can be accessed in Hawkhurst Road. Viewing is recommended. COUNCIL TAX - C.



Porch

Living room
17'9 x 13'2

Dining area
8'10 x 8'8

Kitchen
8'10 x 8'10

Landing

Bedroom one
14'8 x 11'0

Bedroom two
11'0 x 10'2

Bathroom
7'5 x 6'6

Property Information

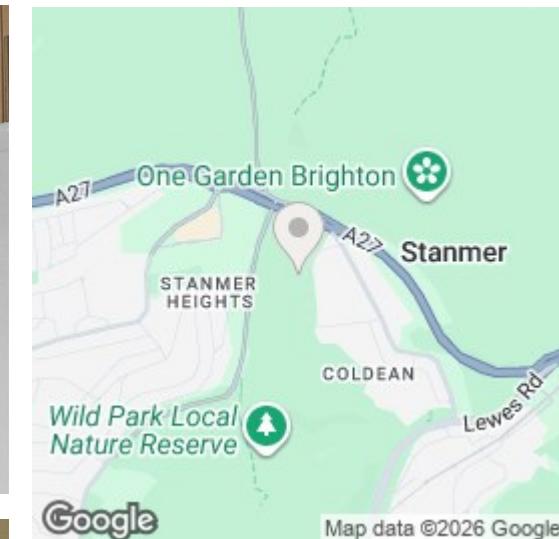
Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private driveway and free on street parking
Broadband: Standard 24 Mbps, Ultrafast 1000 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

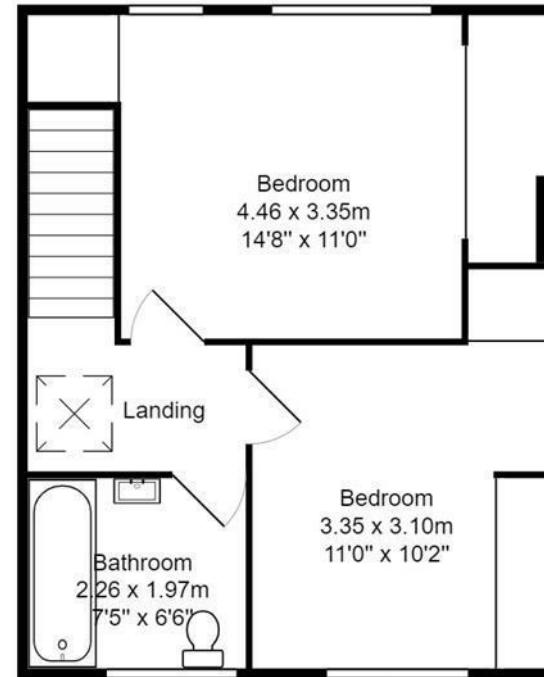
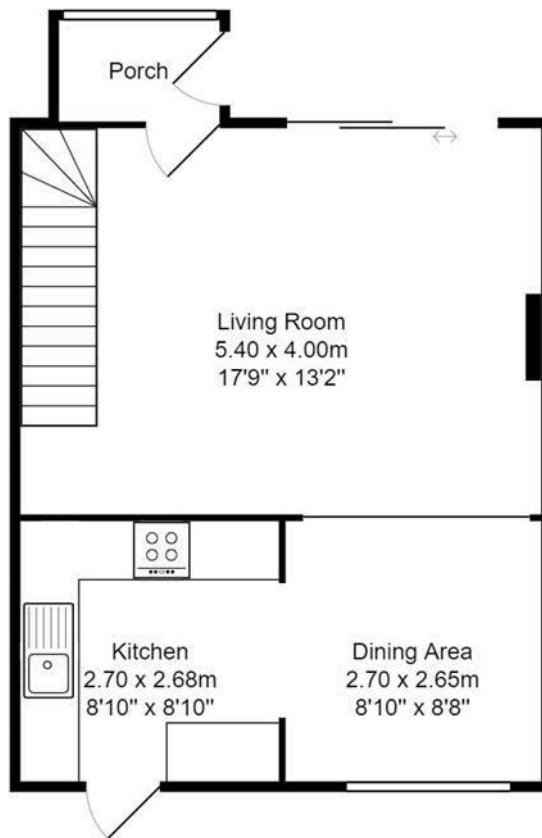
w: www.spencerandleigh.co.uk



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(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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Total Area: 75.2 m² ... 809 ft²

All measurements are approximate and for display purposes only.