



41, Highview Way, Brighton, BN1 8WS

Spencer  
& Leigh

41, Highview Way,  
Brighton, BN1 8WS

£2,250 Per Calendar Month -

- Well presented detached bungalow
- Two double bedrooms
- Pleasant 22' lounge
- Modern fitted kitchen with appliances
- Contemporary shower room
- Versatile conservatory
- West facing rear garden
- Private driveway
- Gas fired central heating and double glazed windows
- Available now, unfurnished

Located in a desirable close and neighbouring Patcham Old Village, this well presented detached bungalow is well worth a look! Having been completely refurbished within the past 12 months, the interior features a bright and neutral living space with plenty of opportunity to enjoy the modern amenities. The two double bedrooms are located to the front of the bungalow with one having generous wardrobe space. The living and social space is located to the rear and has a pleasant outlook of the rear garden. We loved the open plan aspect of the lounge and kitchen, especially as the kitchen is equipped with appliances. There is a versatile conservatory which could be used as a dining room, working from home space or possibly a play room. Saying that, the timber outbuilding has power, lighting and a dedicated utility area with space for a washing machine and tumble dryer. The rear garden has been landscaped and has a Westerly aspect. Parking in the close is usually straight forward, however, there is a paved private driveway providing off road parking. COUNCIL TAX - BAND D



Entrance Hall

Living Room  
22'6" x 20'3"

Kitchen Area

Bedroom 1  
11'7" x 11'5"

Bedroom 2  
10'10" x 9'9"

Shower Room

Conservatory  
12'4" x 11'2"

Garden

Cabin

#### Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Private driveway and free on street parking

Broadband: Standard 8 Mbps, Superfast 80 Mbps, Ultrafast 1800

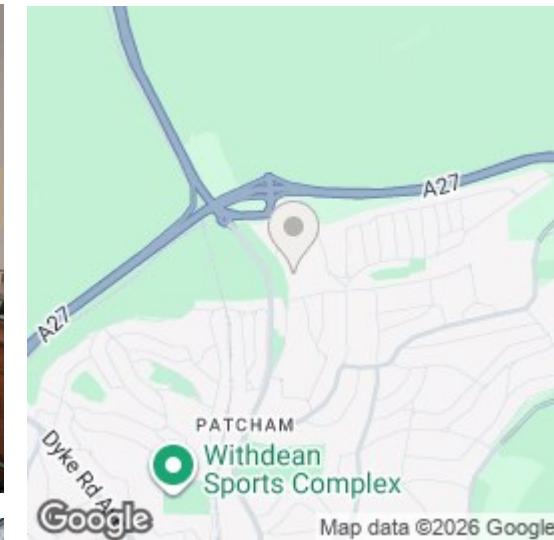
Mbps

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)



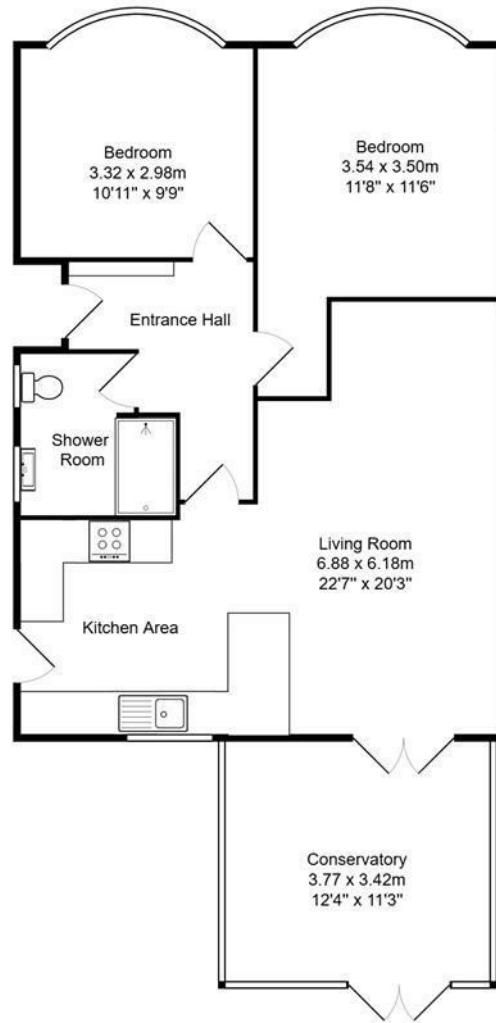
Council:- BHCC

Council Tax Band:- D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		70
(69-80) C		
(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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&Leigh**



**Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.