
18, Woodbourne Avenue, Brighton, BN1 8EQ
Spencer
&Leigh

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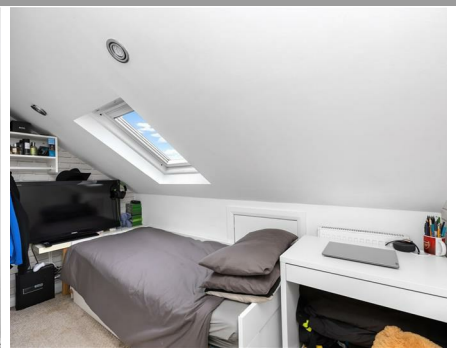
£1,950 Per Calendar Month -

- Well presented chalet bungalow
- Four bedrooms, arranged over two floors
- Spacious lounge through dining room
- Modern fitted kitchen with appliances
- White bathroom suite
- Landscaped South facing garden
- Private off road parking for 2 vehicles
- Beautiful distant roof top views
- Offered immediately, unfurnished
- Popular residential location near golf course

OPEN DAY THURSDAY 22ND OCTOBER - Located in a prominent position with glorious distant views towards The South Downs, this versatile family home is not one to be missed. Ideally suiting a family, there is a good size lounge dining room which has a dual aspect and flows into the modern fitted kitchen which benefits from integrated appliances. French doors lead out to the landscaped garden which has a Southerly aspect. The first floor is home to three bedrooms and the family bathroom, with the fourth bedroom being situated on the ground floor. The property benefits from gas fired central heating and double glazed windows. Available immediately on an unfurnished basis, viewing is highly recommended. Popular schools and local shops are within walking distance. COUNCIL TAX - BAND C









Entrance Hall

Kitchen/Diner
19'1" x 13'3"

Lounge
13'6" x 10'2"

Bedroom 1
10'3" x 8'10"

Bedroom 2
8'11" x 8'9"

Bedroom 3
10'4" x 5'7"

Bedroom 4
8'9" x 7'7"

Bathroom
7'8" x 7'6"

Utility Room

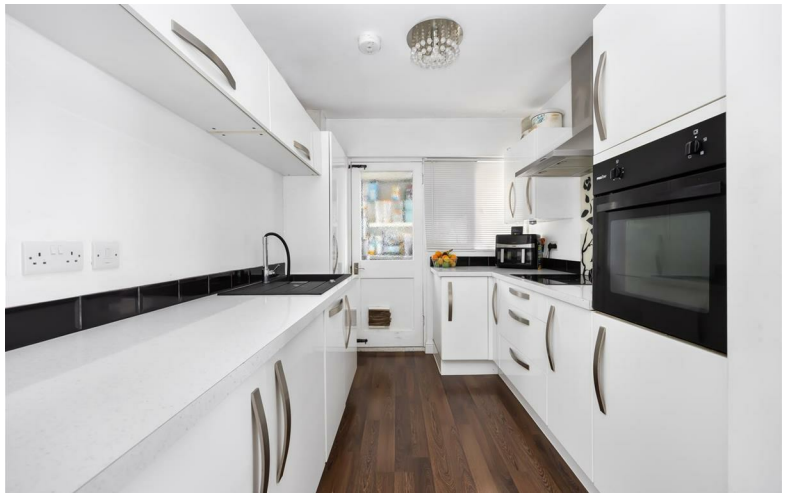
Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, electric, water and sewerage
Parking: Private off street parking
Broadband: Standard 16 Mbps, Superfast 219 Mbps and 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

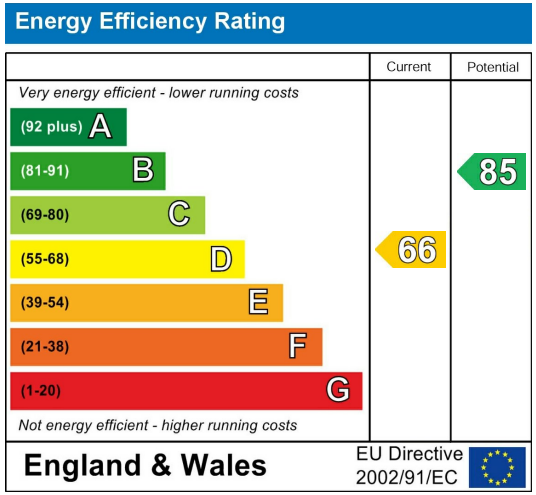






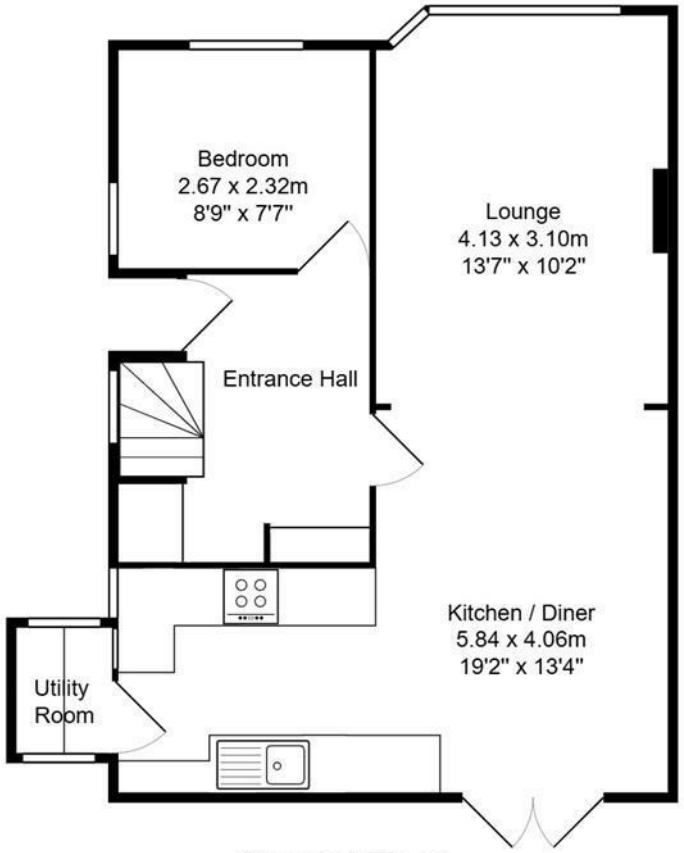


Council:- Brighton & Hove
Council Tax Band:- C

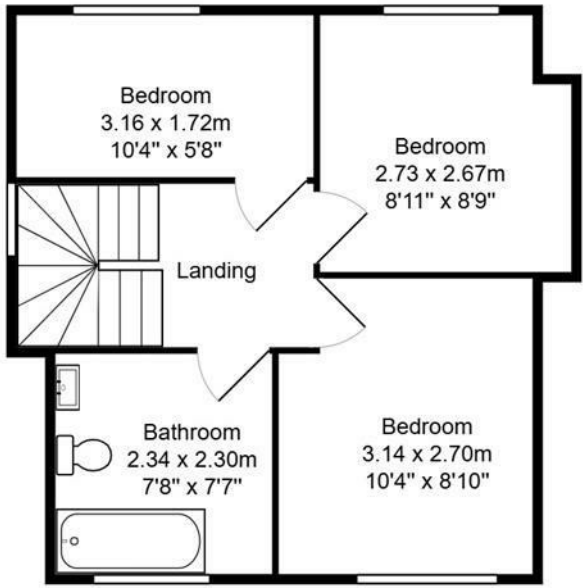


The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Ground Floor
Area: 48.0 m² ... 517 ft²



First Floor
Area: 33.0 m² ... 356 ft²

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.

108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk