
23, Beeding Avenue, Hove, BN3 8GS
Spencer
&Leigh

## 23, Beeding Avenue, Hove, BN3 8GS

£2,350 Per Month -

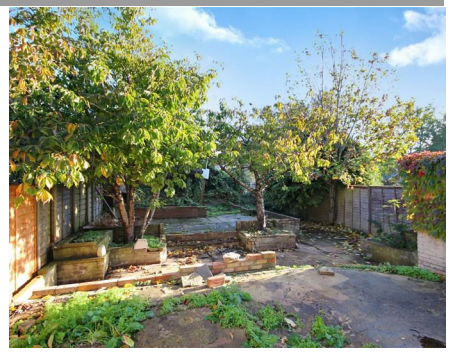
- Spacious semi detached family home
- Four versatile bedrooms
- Good size lounge and separate dining area
- Family bathroom & en-suite shower to ground floor bedroom
- Fitted kitchen with plenty of storage space
- Freshly decorated to a neutral theme
- Low maintenance rear garden
- Off road parking space
- Available now, unfurnished
- Popular residential location

This spacious four bedroom family home has recently been redecorated to a neutral theme and unusually, has an en-suite shower room in addition to the family bathroom. The ground floor features a good size lounge which flows into a separate dining area which could be utilised as an office or games room. The kitchen has plenty of storage and double doors lead out to the low maintenance rear garden which has an Easterly aspect. The fourth bedroom is located on the ground floor with the three principal bedrooms being on the first floor, together with the family bathroom. Conveniently, the garden is home to brick built outbuildings providing extra storage space. A private parking space is situated at the front of the property. The property is available for immediate possession and is offered unfurnished. Popular schools and local shops are within walking distance. Viewing is recommended. COUNCIL TAX - BAND C









Entrance Hall

Lounge
13'10" x 12'8"

Dining Room
20'4" x 8'8"

Kitchen
9'9" x 8'8"

Bedroom 1
12'9" x 11'7"

Bedroom 2
11'7" x 8'11"

Bedroom 3
8'9" x 8'3"

Bedroom 4
8'10" x 8'8"

Bathroom

En-suite

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains electric, gas, water and sewerage
Parking: Private off street parking for 1 car
Broadband: Standard 6 Mbps, Superfast 165 Mbps, Ultrafast 1800 Mbps
Mobile: Good coverage

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.

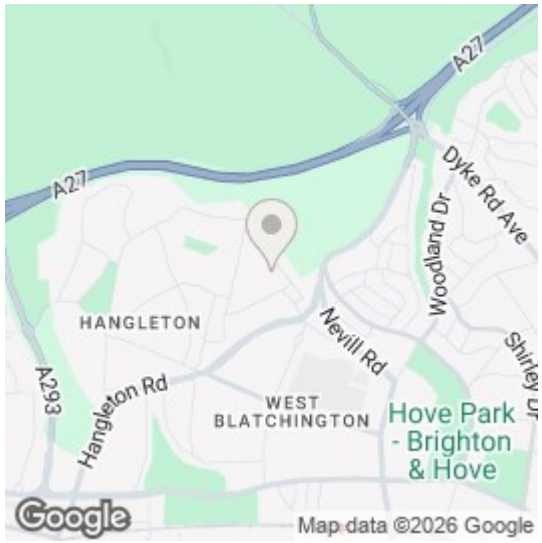
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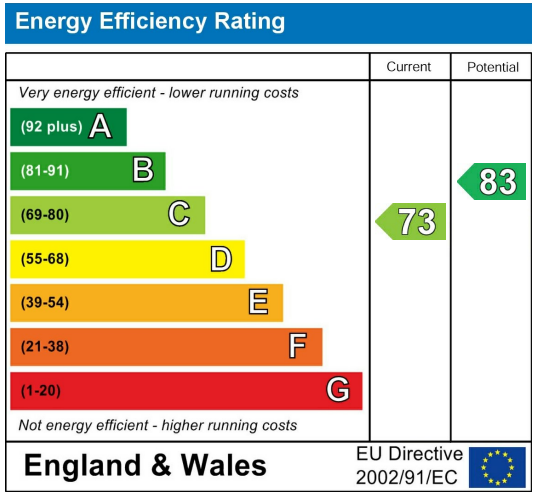






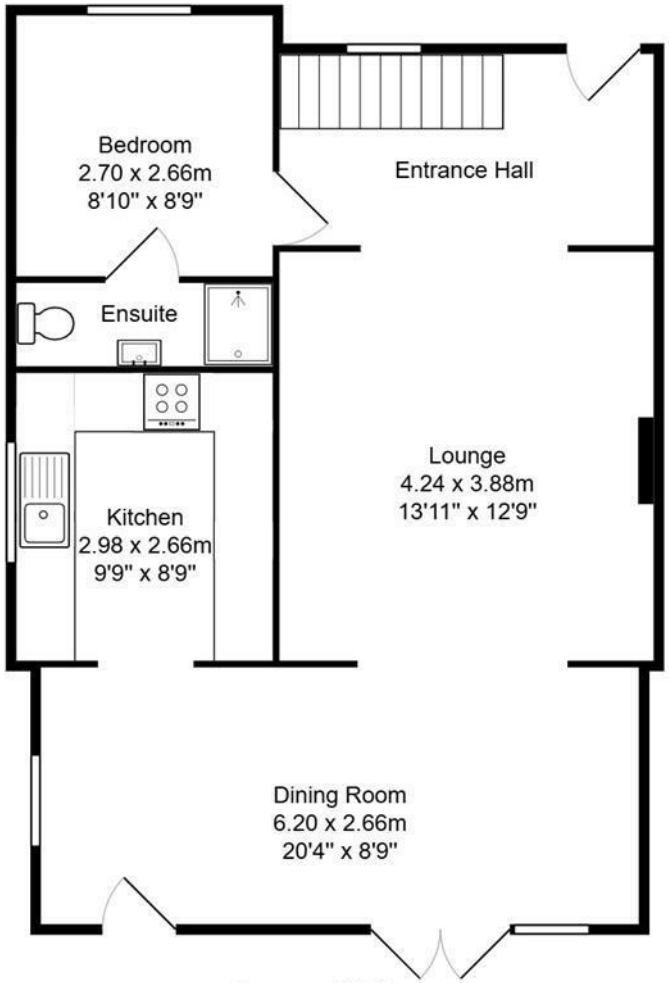



Council:- Brighton & Hove
Council Tax Band:- C




The Property Ombudsman SALES

The Property Ombudsman LETTINGS




**Ground Floor**
Area: 60.0 m² ... 645 ft²




**First Floor**
Area: 43.0 m² ... 463 ft²

Total Area: 103.0 m² ... 1109 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