



45, Braybon Avenue, Brighton, BN1 8HH

Spencer  
& Leigh

45, Braybon Avenue,  
Brighton, BN1 8HH

£1,295 Per Calendar Month -

- Well presented one bedroom flat
- Private front & rear gardens
- Pleasant lounge with a Westerly aspect
- Kitchen equipped with appliances
- White bathroom suite
- Gas fired central heating
- Neutrally toned interior
- Available mid November, unfurnished
- Popular location
- Viewing recommended

Occupying the entire ground floor of this attractive Mock Tudor building, this particular flat has the benefit of both the front and rear gardens. The neutral interior theme creates a bright and airy living space which features a pleasant lounge with a decorative fireplace and patio doors which have a Westerly aspect and provide access to the private rear garden. The well proportioned double bedroom has a bay window which overlooks the front garden. There is a fully equipped kitchen and a white bathroom suite which has a bath in addition to a shower. The flat is available from mid November and is offered on an unfurnished basis. Patcham Old Village and Preston Park with their many amenities and a mainline station are both relatively close by. Viewing is recommended.  
COUNCIL TAX - BAND B.



Entrance Hall

Living Room  
12'10" x 11'7"

Kitchen

Bedroom  
13'5" x 13'3"

Bathroom

Rear Garden

Garage

Property Information  
Council Tax Band B: £2,006.23 2026/2027  
Utilities: Mains gas, electric, water and sewerage  
Parking: Free on street parking only  
Broadband: Standard 15 Mbps, Superfast 54 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:- B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 71        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





**Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.