

19, Thornhill Avenue, Brighton, BN1 8RG

Spencer & Leigh

19, Thornhill Avenue,
Brighton, BN1 8RG

£2,310 Per Calendar Month -

- Extended & well presented family home
- Four bedrooms arranged over two floors
- Impressive living space with bi-fold door to garden
- Integrated fitted kitchen with breakfast bar
- Family bathroom & en-suite facilities
- Separate utility room
- Landscaped rear garden with timber sun deck
- Off road parking
- Contemporary interior design
- Pleasant location near park

A rare opportunity to rent this well presented family home which has been tastefully styled and thoughtfully extended. The highlight must surely be the spacious living space with bi-fold doors which overlook the landscaped rear garden and newly formed timber sun deck. There is an open plan fitted kitchen which benefits from integrated appliances and plenty of storage space. A separate utility room has space and plumbing for other appliances. Being versatile in nature, the property features two ground floor bedrooms and two first floor bedrooms, one of which as en-suite facilities. The family bathroom is also located on the first floor. Off road parking to the front is a useful addition. Benefits include a modern heating system and double glazed windows. Pleasant views over a neighbouring park can be enjoyed to the front and local shops including a convenience store are located only a stones throw away. Internal viewing is strongly recommended. COUNCIL TAX BAND - C



Thornhill Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Next and Asda stores and what are considered to be good schools and colleges. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.







Entrance hall
23'2 x 5'7

Open plan kitchen/living/dining area
28'4 x 21'5

Bedroom one
11' x 10'

Bedroom one en-suite

Bedroom two
16'6 x 8'4

Bedroom three
12'2 x 8'0

Bedroom four
10' x 9'8

Family bathroom

Downstairs W.C

Utility room

Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains gas, electric, water and sewerage
Parking: Private driveway
Broadband: Standard 21 Mbps, Superfast 65 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

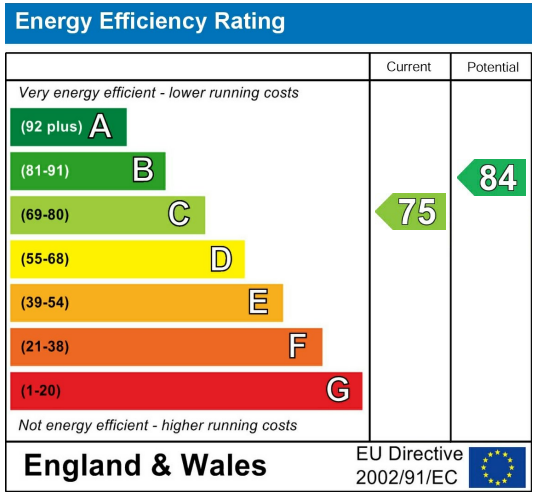








Council:- Brighton & Hove
Council Tax Band:- C

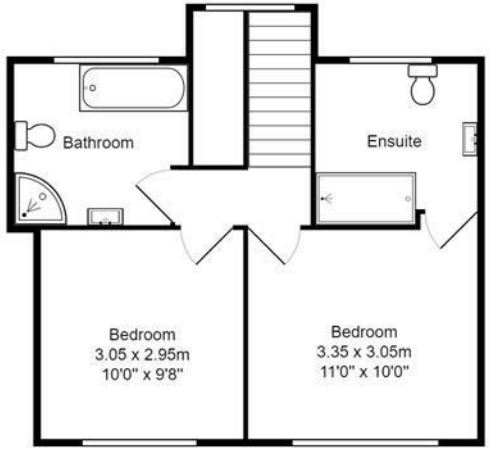


The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Ground Floor
Area: 87.2 m² ... 939 ft²



First Floor
Area: 37.1 m² ... 399 ft²

Total Area: 124.3 m² ... 1338 ft²

All measurements are approximate and for display purposes only.

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