



84, Wilmington Way, Brighton, BN1 8JF

**Spencer
& Leigh**

84, Wilmington Way,
Brighton, BN1 8JF

£2,250 Per Calendar Month -

- Extended family home
- Four bedrooms
- Family bathroom and en-suite facilities
- Spacious bay fronted lounge
- Impressive kitchen/family room with integrated appliances
- Exceptionally well presented
- Offered fully furnished
- Gas fired central heating & double glazed windows
- Private driveway & garage
- Low maintenance rear garden

OPEN DAY - FRIDAY 6TH FEBRUARY This imposing family home not only looks stunning on the outside, but also has a "show home" feel to the inside. Unusually but most welcome, the property is offered with a stylish array of furniture which is included within the tenancy. Upon entering, a hallway leads through to spacious lounge with an impressive bay window and a kitchen/dining room which benefits from integrated appliances. Having a dining table and bi-fold doors leading out to the garden could make this a great space to host and entertain. The first floor is home to three bedrooms and the family bathroom. Tucked away on the top floor is a good size double bedroom with en-suite facilities. Glorious distant views can be enjoyed from the upper floor. There is a low maintenance rear garden and plenty of off road parking, in addition to a useful garage. Local schools, Asda, M & S and a railway station at Preston Park are all easily accessed. Internal viewing is highly recommended.
COUNCIL TAX - BAND E.



Entrance Hall

Lounge
16'0" x 13'9"

Kitchen/Diner
25'2" x 12'2"

Bedroom 1
17'2" x 11'5"

Bedroom 2
13'9" x 10'5"

Bedroom 3
12'2" x 10'5"

Bedroom 4
7'2" x 6'10"

Bathroom

Ensuite

Garden

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and free on-street parking

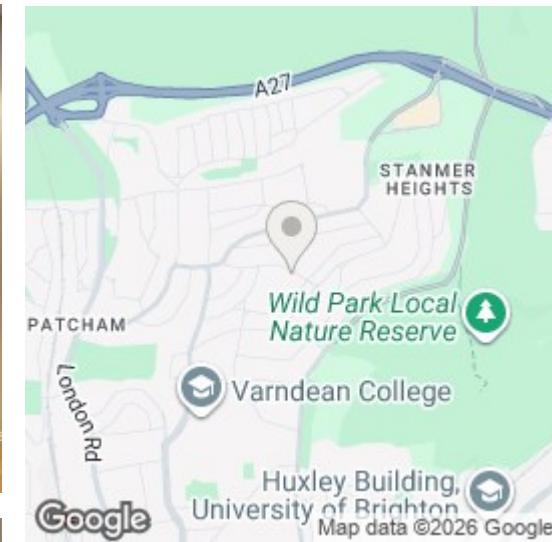
Broadband: Standard 13 Mbps, Superfast 81 Mbps, Ultrafast 1800 Mbps

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



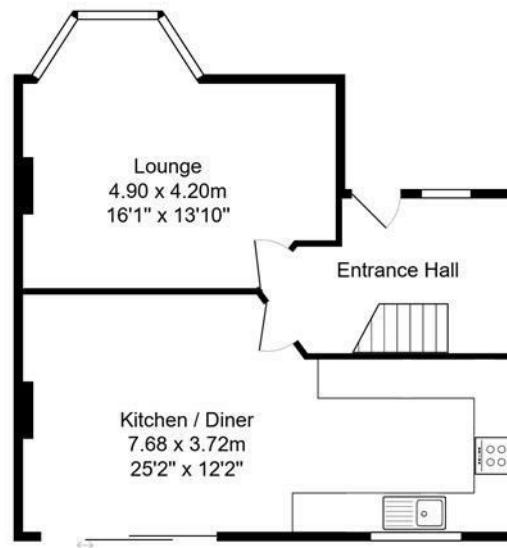
Council:- BHCC

Council Tax Band:- E

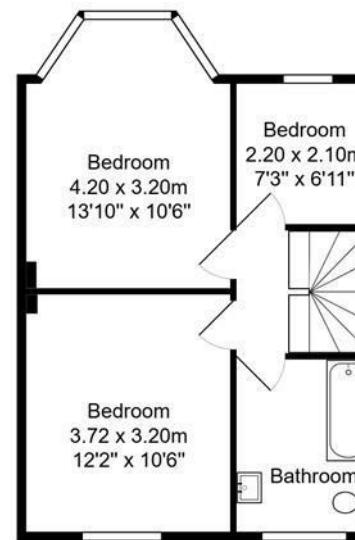
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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

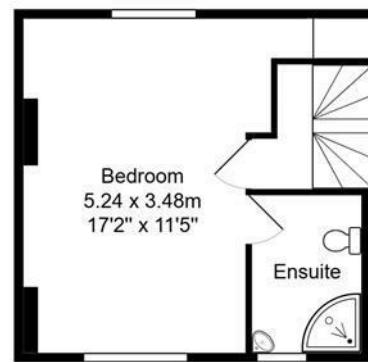
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Ground Floor
Area: 51.0 m² ... 549 ft²



First Floor
Area: 40.0 m² ... 430 ft²



Second Floor
Area: 29.0 m² ... 312 ft²

Total Area: 120.0 m² ... 1292 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021