



15, Kenmure Avenue, Brighton, BN1 8SH

Spencer
& Leigh

15, Kenmure Avenue,
Brighton, BN1 8SH

£2,500 Per Month -

- Newly refurbished family home
- Four good size bedrooms
- Three bathrooms
- Impressive open plan kitchen dining room with appliances
- 14' lounge
- Separate utility room
- Mature rear garden with summer house
- Off road parking space & garage
- Gas fired central heating & double glazed windows
- Available immediately, unfurnished

Every now and again we see a property with the "Wow" factor, this is certainly one of them! Having been newly refurbished, the property is available for immediate possession on an unfurnished basis. Upon entering, the hallway leads you through to an impressive kitchen dining room with large sliding doors which over look the West facing rear garden. the kitchen itself offers generous storage and is fully equipped with appliances. The lounge thoughtfully flows from the dining area and makes for a cosy space to relax. The remaining accommodation is versatile in nature and features two bedrooms on the ground floor, together with a shower room and utility room. Two further bedrooms, one having en-suite facilities and a further family bathroom are located on the first floor. The contemporary interior has a neutral theme and a number of great finishing touches, such as the feature light over the winding staircase. The rear garden has a mature theme and provides a secluded space to enjoy the sunshine and entertain family and friends. It even has it's very own summer house which could double for a small gym or office. Finally, there is a garage which can be used primarily for storage. Nearby shops are only a short walk away in Mackie Avenue, as are popular schools within the heart of Patcham. Viewing is highly recommended.
COUNCIL TAX - BAND C.



Entrance Hall

Lounge Area
14'7" x 10'11"

Kitchen/Diner
21'4" x 20'4"

Bedroom 1
15'1" x 12'7"

Bedroom 2
12'4" x 10'2"

Bedroom 3
12'7" x 10'11"

Bedroom 4
10'4" x 6'10"

Utility Room

Bathroom

Ensuite

Shower Room

Rear Garden

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and free on-street parking

Broadband: Standard Up to 6 Mbps, Superfast 80 Mbps,

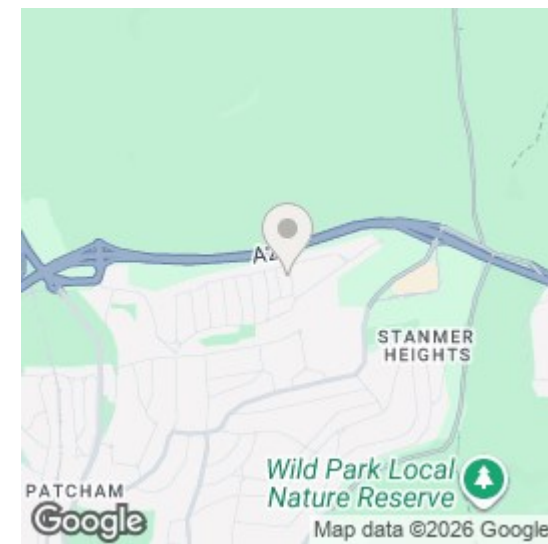
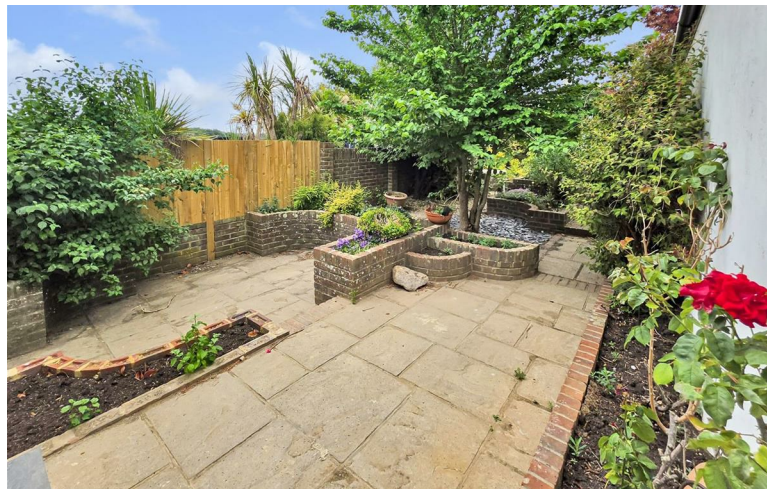
Ultrafast Full Fibre Up to 1000 Mbps

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

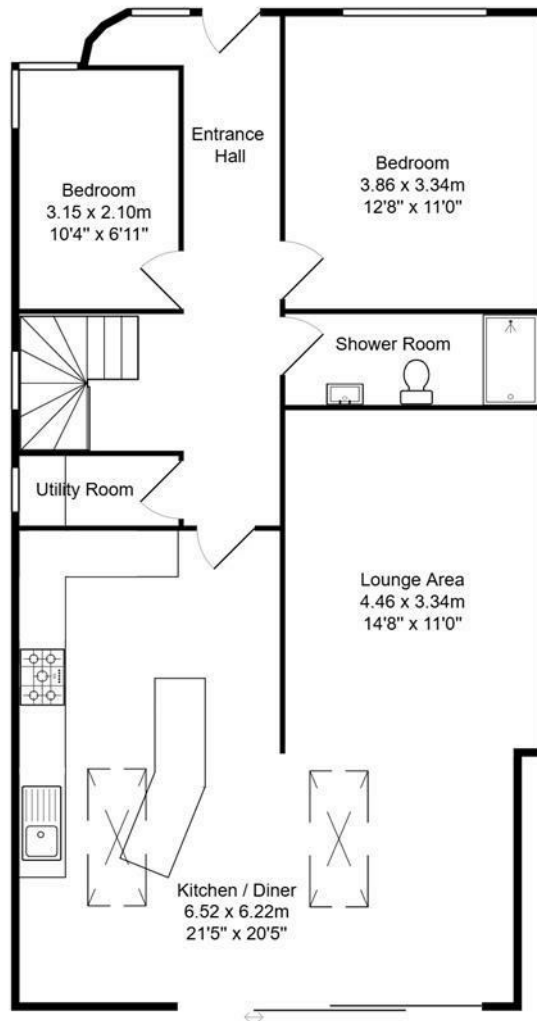


Council:- BHCC
Council Tax Band:- C

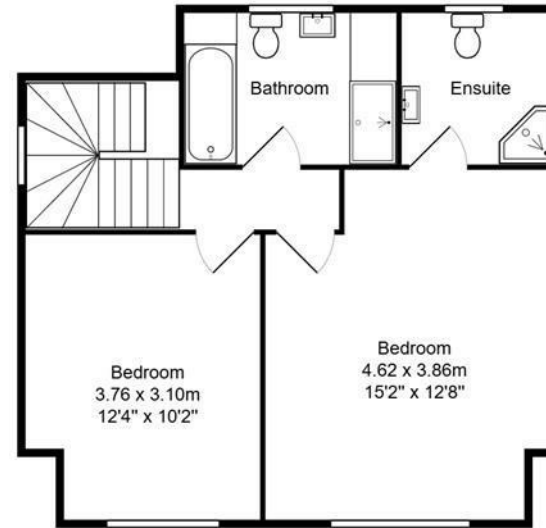
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor
Area: 87.3 m² ... 939 ft²



First Floor
Area: 44.2 m² ... 476 ft²

Total Area: 131.5 m² ... 1415 ft²

All measurements are approximate and for display purposes only.