



30, Stanley Avenue, Brighton, BN41 2WJ

Spencer
& Leigh

30, Stanley Avenue,
Brighton, BN41 2WJ

£1,750 PCM -

- Attractive semi detached bungalow
- Two/three bedrooms
- Newly refurbished in the main
- Good size kitchen with appliances included
- Newly fitted white bathroom suite
- Beautiful garden room
- Additional attic room
- West facing rear garden
- Private off road parking for 2 vehicles
- Available immediately, unfurnished

This semi detached bungalow, which we must add is far larger than it looks, has been tastefully refurbished creating a bright and airy living space. Oozing curb appeal, the interior has a versatile nature and can be utilised as having either two, or three good size bedrooms. We particularly like the bay fronted lounge with its matte finished polished floor, there is a good size kitchen equipped with appliances, two double bedrooms, a newly fitted white bathroom suite and a garden room, which has potential to be used as a lounge, therefore generating the three bedroom option. The icing on the cake is the attic room which is accessed via a step ladder from bedroom one. There are two off road parking spaces with an EV charging point and a well cared for West facing rear garden, allowing you to make the most of any afternoon sun! The bungalow benefits from gas fired central heating and has been recently re-wired. Available immediately on an unfurnished basis, viewing is highly recommended. Local shops and schools are within walking distance. EPC rating D.



Entrance Hall

Reception Room
11'8" x 13'10"

Kitchen
10'3" x 11'8"

Family Room
10'0" x 11'3"

Bedroom 1
10'9" x 12'4"

Bedroom 2
10'5" x 10'5"

Bedroom 3/Office Space
15'9" x 10'2"

Bathroom


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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w: www.spencerandleigh.co.uk



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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Total Area: 86.8 m² ... 934 ft²

All measurements are approximate and for display purposes only