



3, Fernwood Rise, Brighton, BN1 5ER

Spencer  
& Leigh



### 3, Fernwood Rise, Brighton, BN1 5ER

£1,750 Per Month -

- Well presented semi detached bungalow
- Two double bedrooms
- Modern fitted kitchen/breakfast room
- White bathroom suite
- GCH & double glazed windows
- Private off road parking
- Low maintenance garden with garden room
- Useful extended living space
- Available from end of February, unfurnished
- Located in a quiet close

ZERO DEPOSIT OPTION AVAILABLE - Located in a quiet close within the heart of Westdene, this semi detached bungalow is well worth a look. The bungalow is deceptively spacious partly due to the rear extension which provides generous extra living space in addition to the lounge and modern fitted kitchen breakfast room. Both bedrooms are good size double rooms and the family bathroom features a fitted white suite. Conveniently, there is a private driveway to the front of the bungalow providing off road parking. There is a low maintenance lawn rear garden and a useful storage room located behind the garage which could be used as a home office or small gym (please note, the garage is not included within the tenancy). The bungalow has been decorated in neutral colours and benefits from gas fired central heating and double glazed windows. Local shops are within walking distance in Eldred Avenue together with a regular bus service to the city centre. The A23 and Preston Park station which provides transport links to London are also easily accessible. COUNCIL TAX - BAND D



Entrance hall

Living/Dining area  
19'0 x 9'5

Lounge  
12'11 x 9'7

Kitchen/Breakfast room  
13'11 x 9'9

Bedroom one  
13'4 x 11'5

Bedroom two  
12'1 x 9'10

Bathroom  
9'0 x 5'9

#### Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Private driveway and free on road parking

Broadband: Standard 14 Mbps, Superfast 115 Mbps, Ultrafast

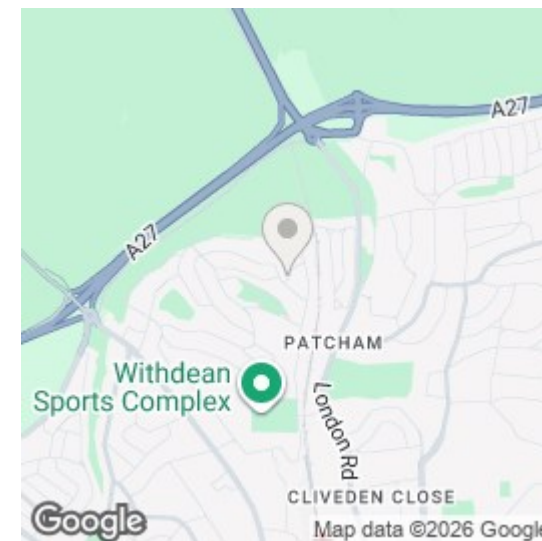
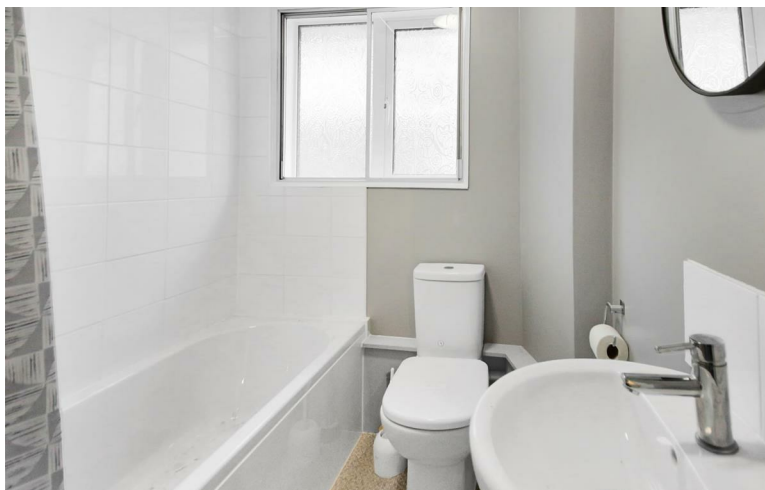
1800 Mbps

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)

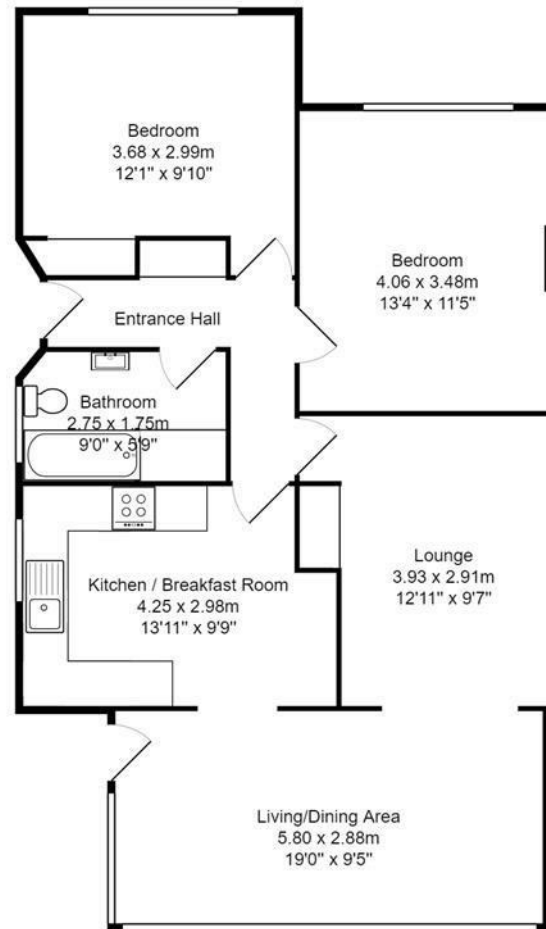


Council:- Brighton & Hove  
Council Tax Band:- D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

All measurements are approximate and for display purposes only.