



21, Wayfield Avenue, BN3 7LW

Spencer
& Leigh

21, Wayfield Avenue,
, BN3 7LW

£2,250 PCM -

- Well presented detached family home
- Four first floor bedrooms
- Spacious lounge extending into a dining room
- Modern fitted kitchen
- En-suite shower room to bedroom 1
- Gas fired central heating
- Double glazed windows
- Low maintenance lawn rear garden
- Private driveway and garage
- Available immediately, unfurnished

This stylish detached family home is located in a quiet close and is certainly not one to be missed! Upon entering, you are greeted by a spacious lounge which extends into a dining room, providing a dual aspect and access to the lawn rear garden. There is a well equipped modern fitted kitchen and a ground floor cloakroom. The first floor is home to four bedrooms, one of which has a useful en-suite shower room. The family bathroom is equally as impressive. A private driveway and garage provide off road parking and additional storage if desired. Available immediately on an unfurnished basis, this attractive family home is well worth a look. Popular schools, shops and open green spaces are within walking distance. COUNCIL TAX - BAND F



Entrance Hall

Kitchen
10'11" x 8'9"

Living Room
10'10" x 17'8"

Dining Area
10'6" x 8'7"

Bedroom 1
8'11" x 15'5"

Bedroom 2
10'5" x 8'11"

Bedroom 3
8'10" x 8'11"

Bedroom 4
6'11" x 7'10"

Bathroom

Ensuite

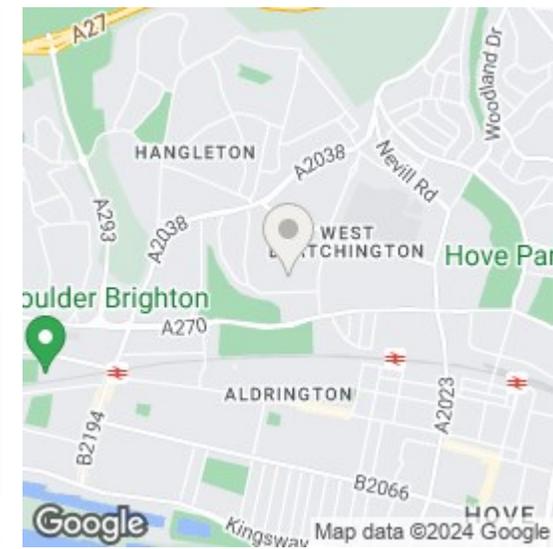
Garage
7'7" x 16'0"

Garden

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:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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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Total Area: 108.9 m² ... 1172 ft²

All measurements are approximate and for display purposes only